

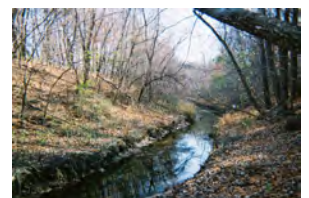


# The Park and Open Space Plan

**September 13, 2002**  
**Updated March, 2014**



Prepared by:  
Hoisington Koegler Group, Inc



**This original planning process was undertaken with the guidance and review of the following Park Task Force members. This document also relied on substantial public input through two public open houses and a workshop with elementary children.**

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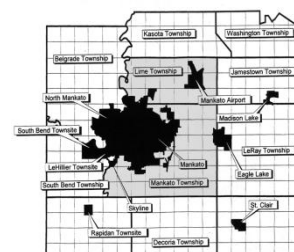


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### Plan Intent

The intent of the Park and Open Space Plan for Mankato is to develop a clear vision of how and where parks should evolve in the community over the next 10, 20, or 50 years. The study area for the plan looks beyond current Mankato boundaries and into adjacent townships to address park and open space issues well into the future. The Plan will help to ensure that investments made to parks in the future are part of a greater whole, a complex interrelated system of wetlands, woodlands, recreation fields, trails, playgrounds and parkways, connecting to each other and reaching out to connect to the people in the neighborhoods and schools of Mankato. The Plan is intended to think broadly about future patterns of parks, and needs to remain inherently flexible to be able stand up to a variety of future issues. The Plan should promote collaboration with county and state agencies and should help everyone work toward common goals as they relate to parks and open space. The Plan should be used as a planning tool for the City staff and for the people proposing new development in the community to help make more sound decisions about the role of parks and trails in the community. And finally, the Plan needs to maintain its roots in the intentions of the people who live in Mankato by continuing to involve them as elements of the Plan become reality.



### Study Area

## Planning Process

The City of Mankato, along with an interim Parks Task Force, hired the planning consulting firm of Hoisington Koegler Group to facilitate the planning process. The process included collecting inventory and analysis information, developing a *vision and guiding principles*, developing a park and open space plan, setting priorities and recommending implementation strategies. The process incorporated many opportunities for public input and participation including two public workshops and a focus group that included area elementary school students. The following lists the key stages of the planning process.

### Kick-Off Meeting - November 1, 2001

Introduced the consulting team to the Task Force, reviewed the planning process and opportunities for input, confirmed project goals, and gained initial input about areas of concern and ideas for consideration as the plan is developed.

**Workshop One** - November 27, 2001

A ÷Visioning÷ exercise with the Task Force and the community where participants identified and prioritized issues confronting the parks and trails of Mankato, and then were encouraged to think more broadly about where they want to be in the future. The vision statement and guiding principles were developed based on input from this workshop.

## Review Vision and Guiding Principles with the Task Force – January 17, 2002

Reviewed the summary of input from Workshop 1 and an analysis of existing parks service areas, draft park classifications and standards. Reviewed a draft Vision and Guiding Principles developed from Park Task Force and City staff input. Reviewed plans for the public open house.

## Open House – February 12, 2002

An open house was conducted to allow the community and Task Force to review and comment on the *Vision and Guiding Principles* and the draft *Park and Open Space Plan*. Both specific and general park and open space ideas were presented and participants were asked to write their comments on a questionnaire. Input from the Open House was integrated into the final Plan.

Detailed summaries of the outcomes of the workshop and open house are included in Appendix C and D of the Plan.

## **2013 Updating Process**

### **Open Houses – June 5<sup>th</sup> and June 12<sup>th</sup>, 2013**

General themes identified from comments in the surveys related to additional parking, picnic facilities (adding grills, benches), improving lighting, allowing dogs, ground maintenance (tall grass/weed control), preservation of trees and open space, bathrooms, accessibility, and trails (adding trails, connecting trails throughout the city, adding designated bike paths). Other comments received were in regards to the variety of parks, both positive and negative in terms of amenities and upkeep.

Comments received from the surveys for funding park improvements included installing benches in the form of memorials (people would donate the bench), dedicating ½% sales tax, and allocating property tax levy dollars. A full summary of comments received during the Open Houses are included with this document in Appendix D.

Open houses were conducted on June 5<sup>th</sup> and June 12<sup>th</sup>, 2013 and were held at Sibley Park. Aerial imagery of City parks throughout the community were set up at individual tables and participating residents were asked to place written comment cards upon the parks detailing what amenities they would like to see featured in the various parks. Residents were also asked how they felt park improvements should be funded and were asked to complete a survey form if they were willing. City staff from Public Works Department and Community Development Departments were in attendance to assist residents through the process and answer questions.

### **Night to Unite Presentations – August 27<sup>th</sup>, 2013**

General themes identified from comments in the surveys related to picnic facilities (adding electricity, grills), connecting trails, equipment for a broader range of ages (children and adults), and adding a pool, splash pad or water park. A full summary of comments received during the Night to Unite Presentations are included with this document in Appendix D.

During the annual ðNight to Uniteö (a local variation of the ðNational Night Outö program), City staff and staff from I&S Group attended several neighborhood parks during block party events to solicit input on each neighborhood park and proposed open space concepts. Neighborhood parks which were visited by City and I&S staff included Washington Park, Highland Park, Tourtellotte Park, and Trail Creek Park.

During each visit session, a map illustrating the open space concept for the respective park was on display for residents to view and comment on, similar in nature to the open houses held prior at Sibley Park. As with the previous open houses, survey forms were also made available for residents to provide input, and City staff encouraged them to do so.

## Natural Patterns of the Community

The community of the Mankato is surrounded by abundant natural resources. The Minnesota, Le Sueur and Blue Earth Rivers and numerous streams and creeks have carved beautiful valleys, ravines and created dramatic bluffs and views. This landscape possesses many steep wooded slopes that have remained wild and undeveloped and give the Mankato area a strong identity. These wild and wooded slopes have affected the way Mankato has developed. The Minnesota River creates an edge to the downtown, with the river on one side and the river bluffs on the other. Residents must climb (or drive) up the Minnesota River bluff through one of the ravines, a beautifully wooded and undeveloped journey, to reach the top and the newer part of the community. As the community grows up on top of the valley, where the land is relatively flat, and the agriculture pattern of the grid is clear, drainage patterns are not as obvious, and the landscape is easily hidden by development patterns. Further out from the developing edge lies the Le Sueur River and its many associated tributary streams, wooded slopes and ravines. Eagle Lake, Wita Lake and associated wetland complexes exist approximately 12 miles east of downtown offering recreational and diverse wildlife habitats. The following figure was presented at the first Park and Open Space Public Meeting to familiarize residents with the areas natural resources.

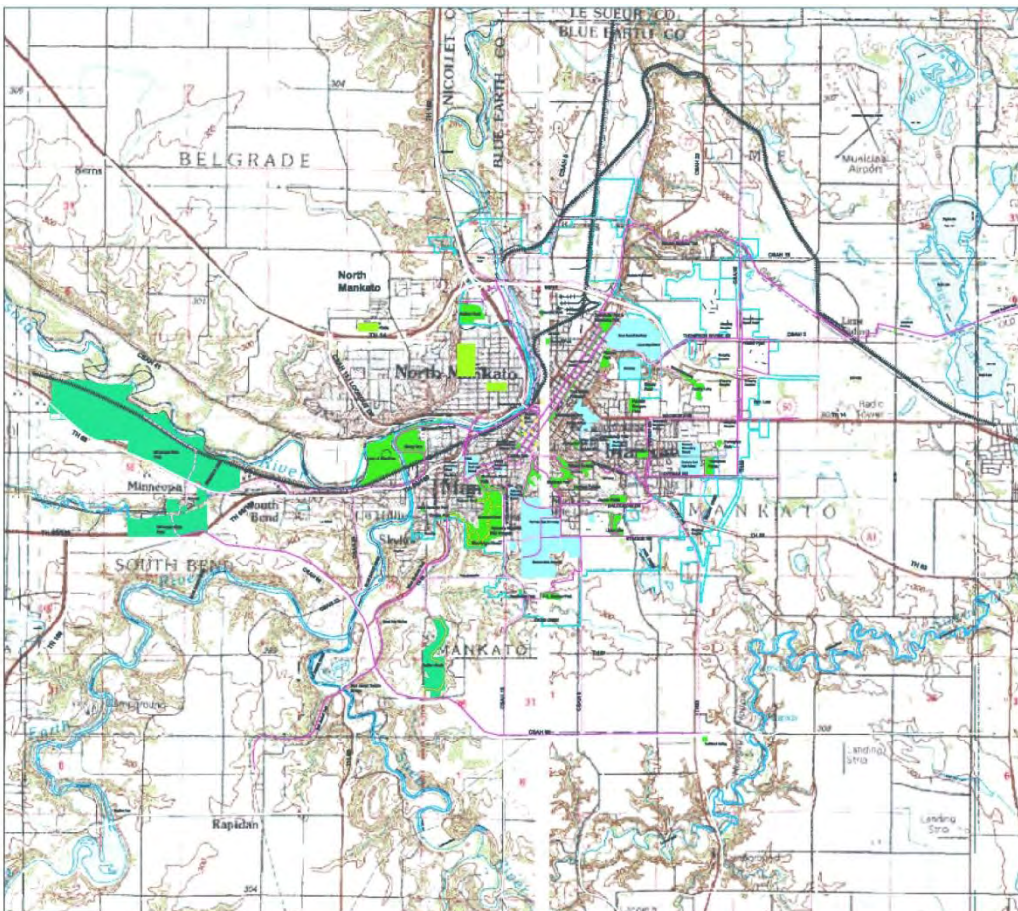


Fig. 1



## ***Favorite Places***

One of the best ways to learn about what characterizes a community is to ask its residents to list and describe their favorite places. At the first Public Workshop residents were asked to place a red dot on a map of the Mankato area and write about their favorite places. Trails and the community parks were the most often mentioned places. Residents liked the trails for getting around and for taking walks through quiet and natural environments. Land of Memories, Sibley and Tourtellotte Community Parks were listed for the great recreational and social opportunities such as soccer games, picnic grounds, ball fields, swimming pool, boating, garden viewing, and seeing animals at the zoo. Other areas commonly listed included; Rasmussen Woods and other natural areas such as ravines and bluffs because of the beauty, wildlife habitat, quietness and existing hiking opportunities. Neighborhood parks were listed as being "close to home" and a "great/safe place to see my friends". The Downtown was listed for its historic and social opportunities.

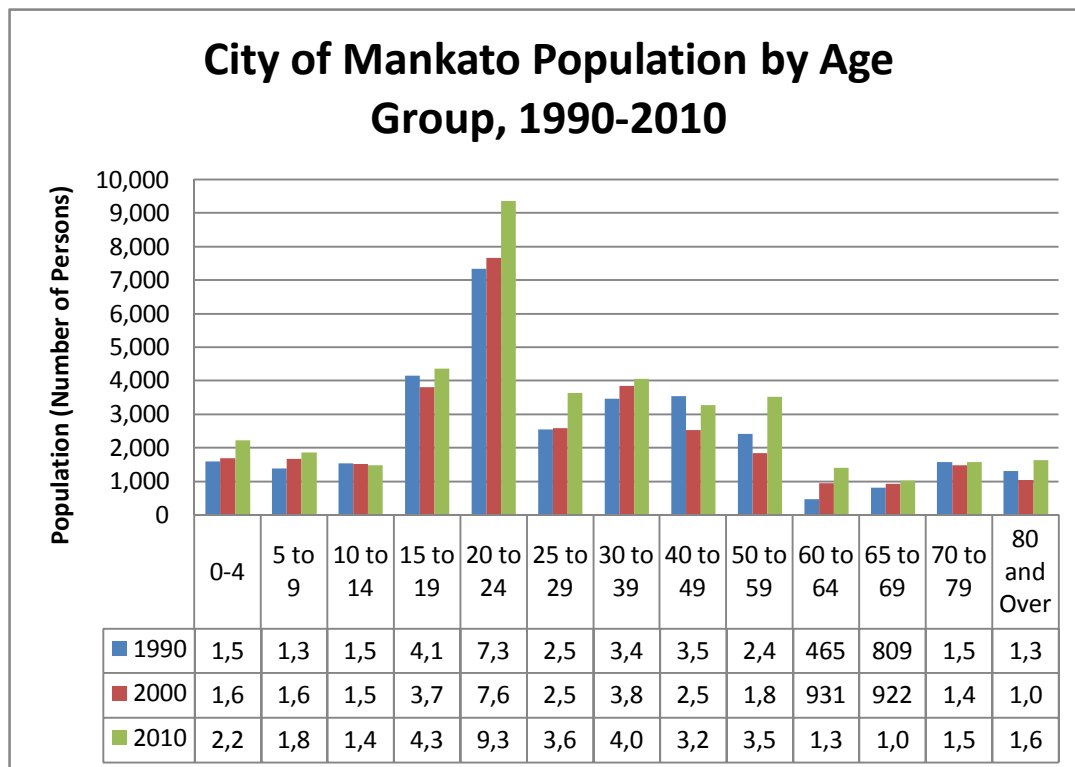


## ***Existing Facilities***

The existing City of Mankato Park System includes a variety of recreational and open space opportunities. Within this park system there exists camping facilities, boat launches, fishing piers, a zoo, a swimming beach and a swimming pool, ball fields, a nature center, gardens, tennis courts, sand volleyball courts, basketball courts, playgrounds, and a BMX track. Other area recreational opportunities outside the city park system include; golf courses, public ice arena, downhill ski resort, Minneopa State Park, Sakatah State Trail, Williams County Park, Red Jacket County Trail, facilities at schools, and North Mankato parks. See Park Facility Matrix for a complete listing of existing city park facilities. See Appendix B for listing of other Mankato area recreational opportunities.

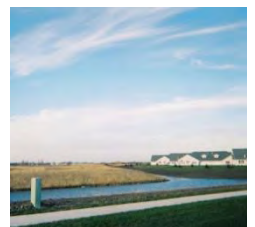


The City of Mankato has shown a slow but steady growth trend in most age groups from 1990 to 2010. The most significant increases are seen in ages 20 to 24 (the largest increase), ages 25 to 29, ages 40 to 49, and ages 50 to 59. The Mankato area is becoming a regional center for retail, recreation and entertainment activities. (MATAPS 096) and was recognized as a Metropolitan Statistical Area (MSA) by the 2010 Census. In looking at the regional growth trend, the projected growth estimates for the region are around .1-1.6% for 1990 to 2020. This manageable rate should allow for park and open space acquisition and planning to take place along side of development.



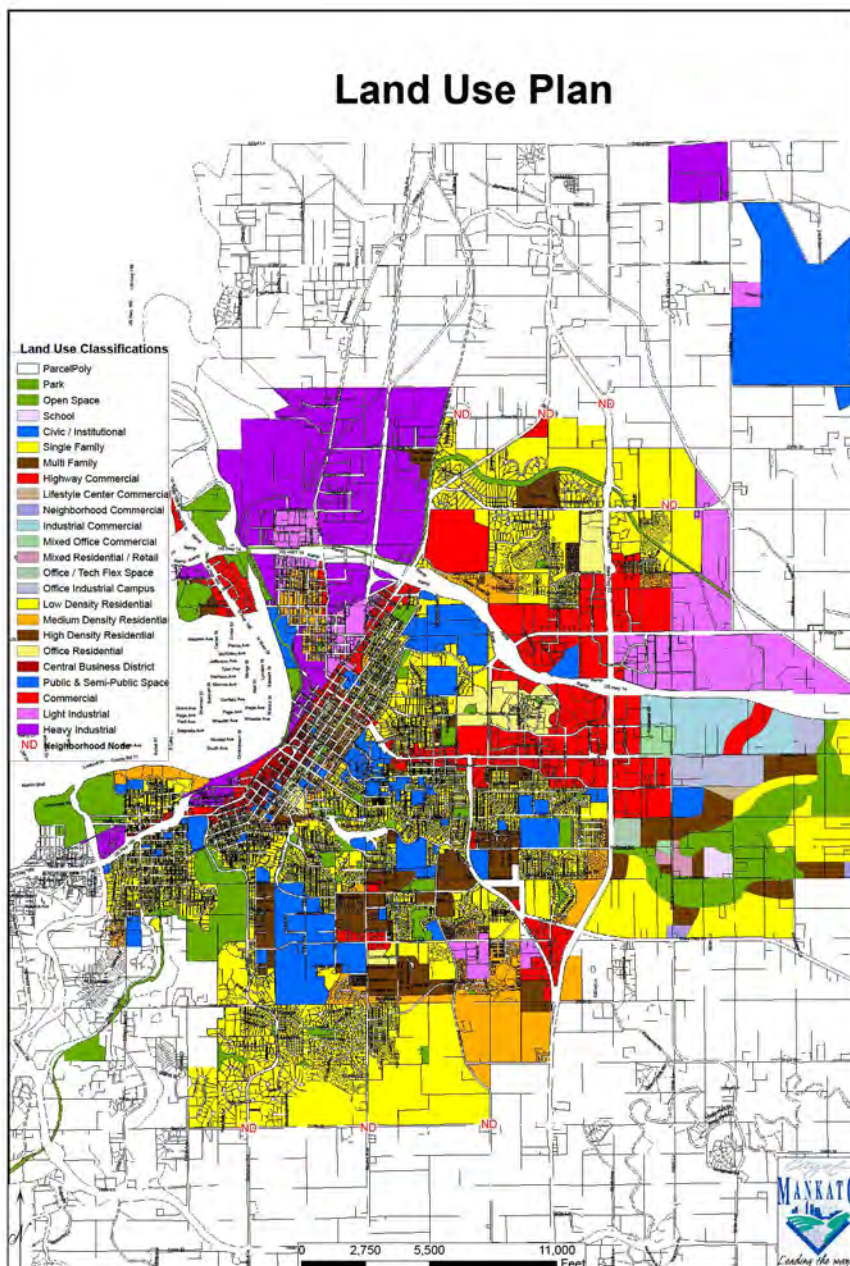
## Community Growth Trends

The Mankato Community Development Department's Land Use Assumption Map has projected land uses to the year 2020. The land use map plans for continued industrial uses to the north, low density residential to the north east, with commercial, office and mixed use to the east along TH 14 and Madison Avenue. Some high, medium, and mixed use residential areas to the southeast along Victory Drive and TH22 and along TH83. Low density residential is planned or already existing in the areas beyond. This land use assumption map is very useful in planning for future park and open space facilities. Neighborhood parks can be planned for in future residential areas with knowledge about the number of households the park should support. Community parks and or other highly active parks can be located as to not cause conflict with residential areas. Trails can be planned to tie neighborhoods together and link them to community destinations such as downtown, schools, libraries and other resources.





In reviewing a MATAPS 2035 estimated housing numbers for certain areas within Mankato a more detailed park needs analysis can be done based on estimated populations within an area. In the southeast area of CASH 3 and CSAH 12 there will be a projected 680 households added by 2015. Using an average of 1.5 persons per household, an estimated 1020 population in this area will need to be served by parks. At the northeast area of TH83 and TH22 an estimated 738 households/1107 persons will need to be served by parks. In the area bounded by Stadium Road, T-167, CSAH 8 and TH22, an estimated 2055 households/3083 persons will need park services. On the west side of CSAH8 just north of T-167, an estimated 435 households/653 persons will need park services. While these are only estimates, population estimates (as well as actual population numbers), can be used with the park classifications and standards in this plan to determine park locations and numbers.



2020 Projected Land Use Map, fig. 3

## **Park Service Area analysis**

The park service analysis is a useful tool in evaluating existing conditions and finding areas (people) not being served. In this analysis existing parks are classified as either neighborhood parks ó 1-10 acre parks that are reachable by surrounding residents, and community parks ó greater than 10 acre parks that have community draw and provide a variety of recreational activities. The service area of a neighborhood park is defined as the walkable distance without barriers such as ravines and busy roads. This analysis used a 1 mile diameter for typical sized neighborhood parks and 1/2 mile diameter for the õminiõ neighborhood parks of less than an acre. The service area is reduced since these õminiõ parks cannot support as many users as the larger neighborhood parks. The community parks can serve a large number of people due to their size and may have community wide draw, but for analysis purposes a 3 mile diameter was used to approximate the number of people that could be served before it would be over used. While school playgrounds and fields can supplement recreational needs, they should not be relied on to provide the same level of service as the community or neighborhood park.

This map (fig. 4) shows the existing park and open space opportunities of the planning area. The circles on the map represent the service areas of community and neighborhood parks. This analysis looked for residential areas that were not being served by both community parks and neighborhood parks- areas that weren't included in the circles. There is a large underserved area near Lincoln Park in the older residential area of downtown. Other areas include newer residential areas to the north east and east. Park development in these areas has not kept up with new development. Looking beyond the present developed areas, out to the land use assumption line of 2020, this analysis shows there is a need to plan and develop both neighborhood parks and community parks for this developing area.



# EXISTING PARK SERVICE AREA ANALYSIS

MAP KEY

EXISTING PARKLAND

EXISTING TRAIL

STATE, COUNTY AND NORTH MANKATO PARKS

SCHOOLS

CITY LIMITS

HIGHLIGHTED NATURAL RESOURCE AREAS  
(Conceptual only, not inclusive of all natural resources in area)

## PARK CLASSIFICATION KEY / service area

<b>Neighborhood "Mini" Parks</b>		<b>n</b>	<b>1/2mile</b>
Anderson Blenapfl Columbia Dotson			<div></div>
Heritage Estates Southview West Mankato			
<b>Neighborhood Parks</b>		<b>N</b>	<b>1mile</b>
Alexander Buscher F A Erlandson Highland			<div></div>
Lion's Peacepipe Washington			
<b>Neighborhood Athletic Fields</b>		<b>N</b>	<b>1mile</b>
Franklin Rogers Jaycee Thomas			<div></div>
<b>Community Parks</b>		<b>C</b>	<b>3mile</b>
Land of Memories Sibley Tourtellotte			<div></div>
<b>Special Use Parks</b>			<div></div>
BMX tracks Hilker Pond Hubbard & Carriage House/Gardens Lake Dorothy Lincoln			<div></div>
Premier Pond Stoltzman Road Reconciliation Veteran's Memorial			
<b>Natural Resource Park</b>		<b>NR</b>	
Pioneer Rasmussen Woods			
<b>Corridors</b>		<b>CR</b>	
Minnesota River Trail West Mankato Trail			<div></div>
Willard Parkway Tourtellotte Parkway			
<b>Schools</b>		<b>S</b>	
Franklin Elementary Jefferson Elementary Kennedy Elementary Lincoln Elementary Roosevelt Elementary			<div></div>
Washington Elementary Mankato East High Mankato West High Bethany Lutheran College Minnesota State University			

0

0.5

1.0

2.0 miles

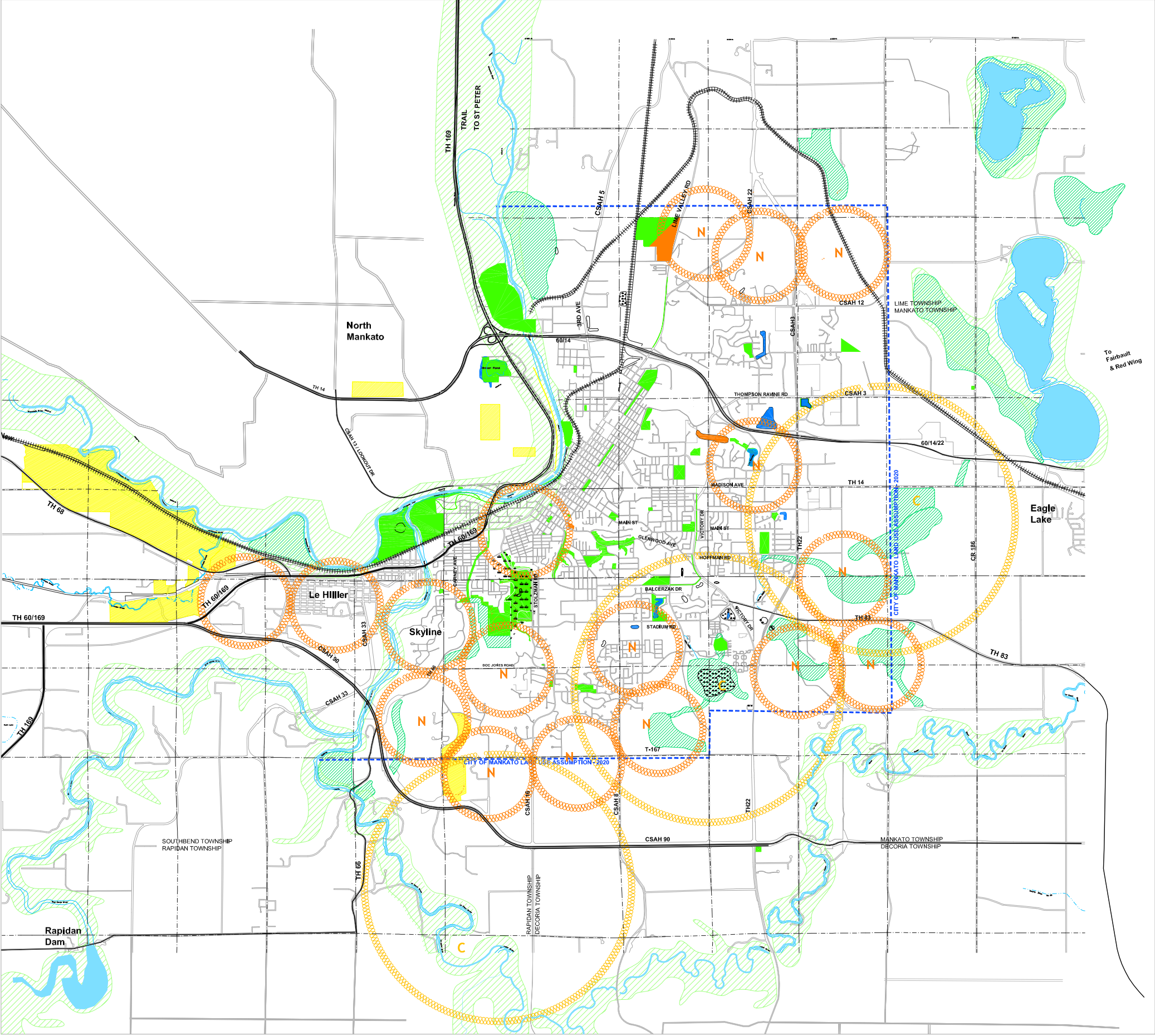
NORTH

City of Mankato  
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November 26, 2013

fig. 4

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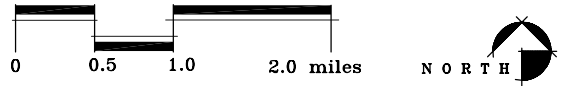
# PARK & OPEN SPACE PLAN

## MAP KEY

- EXISTING PARKLAND
- PROPOSED PARKS
- TARGETED NATURAL RESOURCE AREAS  
(for stronger protection and/or acquisition)
- GENERAL NATURAL RESOURCE AREAS  
(varying levels of protection based on governing agency policy)  
(Conceptual only, not inclusive of all natural resources in area)
- STATE, COUNTY, AND NORTH MANKATO PARKS
- SCHOOLS

- AREA NEEDING FUTURE NEIGHBORHOOD PARK
- AREA NEEDING FUTURE COMMUNITY PARK

(Neighborhood and community park needs have been mapped in areas within and immediately surrounding the city limits. Park locations beyond this area will be determined by the Park and Open Space Master Plan guidelines and by future land use patterns.)

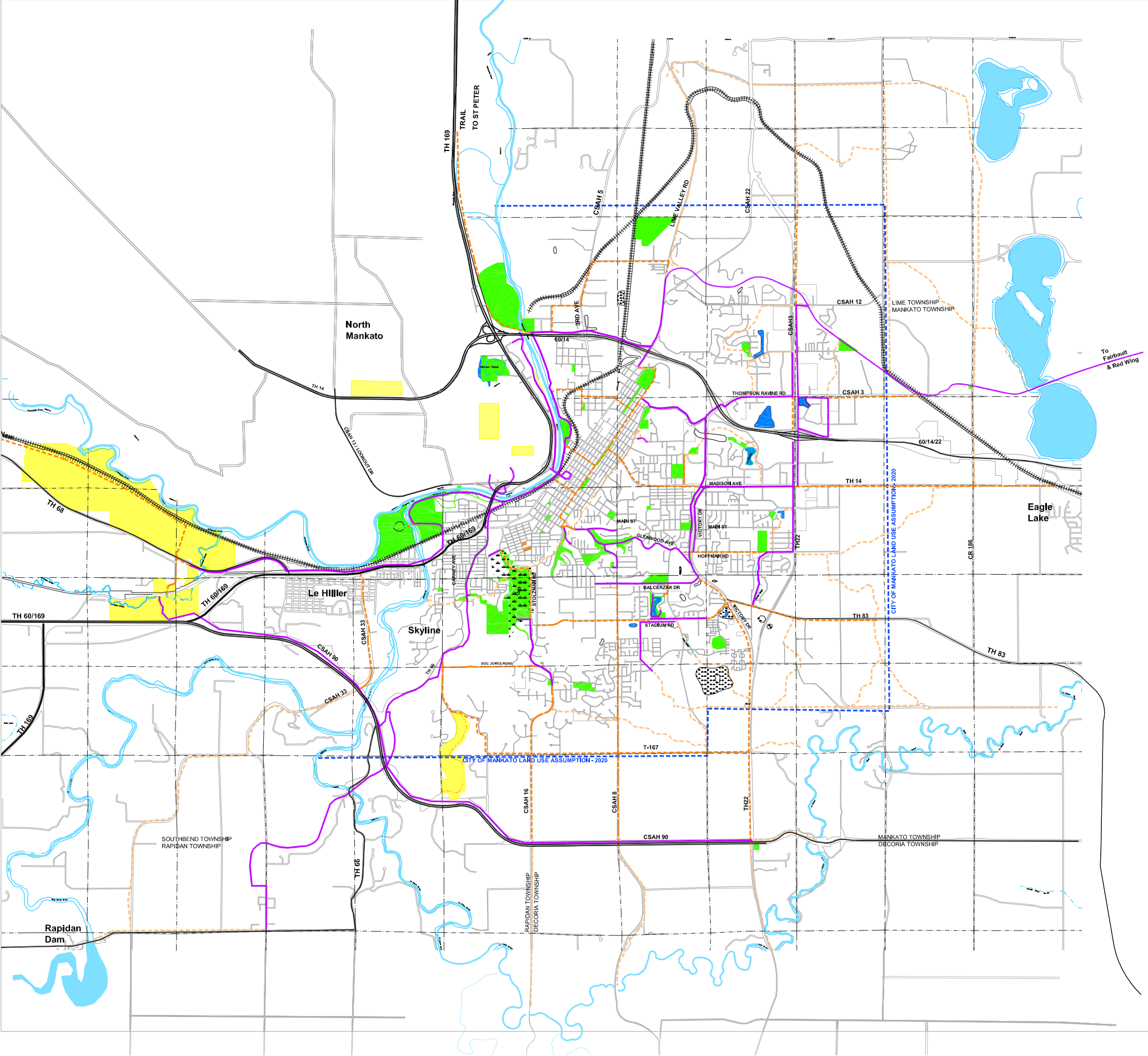


City of Mankato  
Park & Open Space Master Plan  
November 26, 2013

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fig. 5

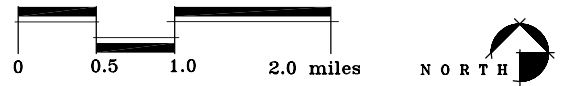




# TRAIL PLAN

## MAP KEY

- EXISTING PARKLAND
- EXISTING TRAIL
- PROPOSED TRAIL
- CONCEPTUAL FUTURE TRAIL  
(Actual alignment dependent on future development pattern)
- STATE, COUNTY, AND NORTH MANKATO PARKS  
SCHOOLS



City of Mankato  
Park & Open Space Master Plan  
November 26, 2013

fig. 5A

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## THE VISION AND GUIDING PRINCIPLES

### Purpose

This Vision serves as a statement of purpose for Mankato's system of park and open spaces. The Vision paints a picture of the park system with broad brush strokes. It describes community desires and intentions for parks. It allows people to share in an understanding of the importance of parks, trails and open spaces and for the need to enhance this important community asset. It provides the foundation for building towards future objectives for positive change. While parks may be overlooked in strategic plans, imagine what Mankato would be like without parks. Take away parks and what remains is an endless sea of rooftops, roads and parking lots.

The Vision Statement provides a broad view of the park system and inspires the community to move forward. Guiding Principles are an extension of the vision. The Vision and the Guiding Principles serve the following purposes:

- Provides a shared understanding of community desires for parks and open spaces in Mankato.
- Orients the community to the future, even to a future that is twenty years distant.
- Promotes imagination, recognizing that the direction it sets will be the reality of the future.
- Serves as a tool for evaluating proposals, projects, ideas and new directions.
- Provides an anchor in times of conflict - a way of finding common ground and shared values.
- Creates energy and enthusiasm for maintaining the commitment to parks and open spaces.

The Park and Open Space Plan is also intended to serve as a supplement to other long-range planning efforts of and for the City of Mankato, including the Greater East Mankato Infill Service District 6 Alternative Urban Area Review (öAUARö). Initially completed in 2007, the AUAR contemplated and evaluated various long-term scenarios for development of an area of approximately 2,100 acres located south of Highway 14 and east of Highway 22, which has been a focal point of development.

The AUAR considers and includes aspects of the Park and Open Space Plan in planning for anticipated passive and active park and open spaces for residents of this growth corridor as it develops over the next 25 to 50 years. The AUAR planning process promotes development which not only protects, but utilizes existing natural resources as much as possible, and provides a strong emphasis on low-impact, sustainable, and ecosystem-based approaches to land development strategies.





*As we look into the future, the Mankato area has changed in many ways but has retained its natural and cultural character that makes it a great place to live. The natural features of the creeks, rivers, lakes, wetlands, woods, bluffs, ravines and other geological features exist alongside of new housing and commercial developments. The park system exemplifies the strong sense of community that exists by offering opportunities for residents to participate and reflect on their community's uniqueness.*

*The Mankato park system offers residents a variety of opportunities that are accessible and reflective of their changing needs and desires. The "park system" is not one thing, but a collection of distinct and inter-related elements. Playgrounds, ball fields, gathering places, historic places, interpretive areas, open spaces, natural areas, and trails combine into the tapestry we call "parks". This tapestry is woven together as a system with park trails and corridors offering user accessibility and an integration of the built and natural environments of the community.*

*The Mankato park system has developed and embraced the soul of the community. Parks bring us out of our homes to socialize, celebrate and play. Parks bring together all types of people and provide a place for them to participate and share a piece of their cultural heritage with the rest of the community. The parks are alive with sound and movement. The laughter of children playing. The smell of picnics and barbecues at family reunions. The crack of a bat. The murmur of parents in lawn chairs talking while games are played. The whirl of wheels as bikers and skaters roll by. The crunch of fallen leaves on the trail. Birds singing in the trees.*

*Mankato parks are places for comfort and healing. A calming place to sit and think. A place to be reminded of the beauty of the Mankato community. Some people may find comfort in a natural setting, while others in the sounds of children playing. (Parks should provide residents these places.)*

*The commitment to parks has embodied the spirit of the place that is Mankato. Parks are an essential part of the Mankato community. The park system reflects many of the characteristics, values and traditions that make Mankato special. Mankato grows out of a beautiful setting, a point of meeting between river, wood and farms. Through the park system, we preserve, enhance and enjoy this environment and create a heritage to pass on to future generations.*

***Plan and Locate***

The park system establishes the number and variety of parks, trails and facilities needed and desired by the community and enforces these standards. Parks must be established in locations that support community development and the natural environment. Parks must be established in advance of or with new development. A park master plan is developed to guide park land establishment in advantageous locations to meet existing and projected future park needs and desires. It is far more difficult and expensive to carve out a park once development has passed by.

***Listen and Build***

Park planning and development will include the intended users and address their needs and desires such that the park system becomes a reflection of the community. The Plan requires a commitment to develop sites into parks. A vacant parcel becomes a park only with conscious effort and financial resources. Park sites that remain undeveloped become used as open space. Subsequent development for more active use becomes more difficult.

***Maintain***

Parks have both initial and ongoing costs. Once a park is established and developed, it must be maintained on a regular basis to a level that creates a positive image for the community. Maintenance costs and concerns will be considered in development of parks.

***Promote Quality***

A consistent level of design quality, safety and maintenance will be established to form a positive image that promotes the park system and improves its experience for the residents of the Mankato community.

***Preserve Natural and Cultural Character***

Rivers, bluffs, ravines, woods, and prairie are natural features of Mankato that are important character elements and add to the livability of this place. Natural areas need to be identified and protected from effects of development. Establishing parks, greenways, and scenic easements at existing natural areas can provide tools for preservation. Controlling the level of recreational use and its effects on the natural resource is necessary to avoid environmental damage. Historic cultural resources also add to the character and pride of the Mankato community. The park system should respect and build on the stories that can be told.

***Weave it Together***

Parks do not stand alone. They are part of a broader community system. They are woven into the fabric of the community, blending the built and the natural environments. Park trails and natural corridors connect, preserve and provide safe and pleasant routes to parks, neighborhoods, schools and commercial districts.

***Gathering Resources***

Building a strong park system benefits everyone and is a wise investment for the future. Having a good plan helps to gain support and strengthen collaboration efforts beyond the city boundaries. Since many community facilities compete for funding in fluctuating economic times, the plan should be aggressively creative in how it takes form, building the vision in pieces if necessary, but never losing sight of the whole.

## ***The Park and Open Space Plan and Map***

The Park and Open Space Plan is illustrated on the map (see fig 5). The plan shows existing park and trail land, proposed park and trail land, and conceptual park and trail land. Circles represent areas that will need either neighborhood parks or community parks as indicated. While the map does not show specific parcels for conceptual future parks and trails, the park and trail classification and standards indicate what type of parcels should be considered desirable and amount of land to acquire. Neighborhood and community parks were only conceptually planned for the area within the 2020 land use assumption boundary. If and when growth occurs beyond the 2020 land use assumption boundary, residential areas can be analyzed for park needs using the park classification and standards.

Areas beyond 2020 growth should be looked at now for natural resource preservation. The map shows targeted natural resource areas where stronger protection regulations are desired or acquisition into the park and open space system will be pursued in order to preserve that parcels natural character. Other large-scale natural resource areas are acknowledged and highlighted such as the Minnesota River, Le Sueur River, and Blue Earth River, Eagle Lake and Wita Lake and associated wetlands. These lands fall under various governing agencies and their associated protection regulations.

## ***Park Classification and Standards***

Park classifications help us understand the role of each park and guide us in deciding what facilities are appropriate and where they should be located. These classifications set standards for existing and future parks, helping us evaluate where park facilities are needed and to promote prudent planning to avoid duplicating services. The classification system is a tool and should be periodically reviewed and adjusted to reflect any changes in the community's park needs. The Park and Open Space Development Standard Chart (fig 7) provides a more detailed facility standard for each Park Classification listed below. The Park Matrix of Existing Facilities (fig. 6), give a summary of existing park facilities by park classification, see Appendix A for individual park maps and facility list.

### **NEIGHBORHOOD MINI-PARK**

**Description:** Limited sized parks in a residential setting, used to service smaller residential areas or capture unique recreational opportunities.

**Location Criteria/Service Area:** To service an isolated residential area or capture a unique recreational opportunity. Typically ¼ mile in radius.

**Size Criteria :** Typically under 3 acres, determined by use.

**Site Selection Criteria:** Physical characteristics appropriate for its intended uses, good accessibility and visibility to intended users. Ideally good connection to park trail system.



**Facilities / Amenities:** Ideally determined by intended users, typically some of the same uses as neighborhood park. Lighting should be considered for security and safety.

**Existing Parks Include:** Anderson, Bienapfl, Columbia, Dotson, Heritage Estates, West Mankato, Southview

## NEIGHBORHOOD PARK

**Description:** The main unit of the park system serving as the recreational and social gathering place of the neighborhood. Developed for both active and passive activities for all ages, abilities and ethnic groups as determined by users in the service area.

**Location Criteria/Service Area:** Located in a neighborhood with a service area of approximately ½ mile radius distance (walking distance), the walking distance should be free of physical barriers or non-residential road crossings. *Consideration of combining recreational resources with schools should be considered if the school is located in an appropriate location and has appropriate site availability for the neighborhood park site selection criteria, and can meet the amenity parameters determined by the neighborhood.*

**Size Criteria:** Typically 5-10 acres, determined by amenities selected for park

**Site Selection Criteria:** Physical characteristics appropriate for both active and passive activities, good accessibility and visibility to intended users. Ideally good connection to park trail system. Ideally a site is selected that has natural aesthetic qualities for both preservation purposes and because it is difficult to create them through site development.

**Facilities / Amenities:** Each neighborhood in a community is unique and input for the park development should come from the intended users. Generally the development of a neighborhood park should be a balance of active and passive uses. Active uses are intended to be informal and for local users, with the option of limited use by youth leagues if monitored for over use, noise, parking and traffic problems. Active uses could include play structures, court games, informal play fields, wading pool, tennis courts, volleyball courts, basketball courts, ice skating, and community buildings with restrooms and activities rooms. Passive uses could include: trails (both paved and unpaved) , picnic areas, benches, and attractive green spaces ( trees, gardens, ponds). Parking options should be provided for accessibility and for those who chose to drive. Lighting should be provided for safety and security with limited facility lighting to prevent over-lighting into residential yards.

**Existing Parks Include:** Alexander, Bucher, Country Club, Erlandson, Highland, Lionø, Peacepipe, Trail Creek, Washington and Wings Over White Oak.

## COMMUNITY PARK

**Description:** Focus is on meeting the recreational needs a larger selection of the community. It allows for larger organized group activities and is capable of holding larger natural resources for passive recreation

**Location Criteria/Service Area:** Should serve two or more neighborhoods. Typical service area of 1.5 mile in radius, depending on accessibility and facility draw.

**Size Criteria :** Typically 20 to 50 acres, actual size determined by facilities and amenities of site.

**Site Selection Criteria:** The site should be chosen for its unique natural features such that these community features will be preserved and be made accessible to the community. The site must have good accessibility throughout its service area with roadway and trail connections. Other physical characteristics appropriate for its intended uses should be considered and its relationship to other facilities offered in the park system.



**Facilities / Amenities:** Neighborhood and community input should be used to help determine features and activities of the park. Active uses could include play structures, game courts, ball fields, tennis courts, volley ball courts, basket ball courts, ice skating, swimming pools, swimming beaches, archery ranges, disc golf areas,. Active recreational facilities could be available for informal and organized programming. Organized leagues should be monitored for over use, noise, parking and traffic problems, and may need to be re-directed to Community Athletic Fields. Passive uses could include: extensive trails (paved and unpaved for hiking), nature areas, water features, and shelters. Parking lots should be provided as necessary to accommodate park users. Lighting should be considered for security, safety and facility lighting as appropriate to prevent over-lighting into residential yards.

**Existing Parks Include:** Kiawanis Recreation Area, Land of Memories, Riverfront Park, Sibley, Tourtellotte

## COMMUNITY ATHLETIC FIELDS

**Description:** These hybrid parks are typically located in a residential area and may function as Neighborhood Parks with organized sporting events occurring on the play fields or the park may be used in collaboration with a school. Conflicts may occur as the organized sports cause over-use, noise, parking problems and congestion, at which time the park may need to be re-classified as a neighborhood park (and the organized athletic uses moved to a more appropriate park), or expanded to accommodate user needs and resolve conflicts possibly as a community park? If the park is re-classified it may need some re-designing to meet that park classification criteria.

**Location Criteria/Service Area:** Should serve two or more neighborhoods. Typical service area of 1.5 mile in radius, depending on accessibility and facility draw. Over-use of existing fields or increased demand by organized teams will determine necessity of more community athletic fields or a need to create a sports complex.

**Size Criteria :** Typically 15 to 20 acres, actual size determined by facilities and amenities of site.

**Site Selection Criteria:** Physical characteristics appropriate for its intended uses should be considered and its relationship to other facilities offered in the park system.

**Facilities / Amenities:** Athletic fields that can be used by both residents and leagues are the focus of these parks, but they should also serve as neighborhood parks and other facilities could include; play structures, game courts, ball fields, tennis courts, volley ball courts, basket ball courts, ice skating, swimming pools, swimming beaches, archery ranges, disc golf areas. Passive uses could include: extensive trails (paved and unpaved for hiking), nature areas, water features, and shelters. Parking lots should be provided as necessary to accommodate park users. Lighting should be considered for security, safety and facility lighting as appropriate to prevent over-lighting into residential yards.

**Existing Parks Include:** Community Fields, Franklin Rogers, Jaycee, Thomas

## COMMUNITY SPORT COMPLEX

**Description:** Accommodates heavily programmed athletic fields and associated facilities at larger sites, gaining greater control over quality of facilities, use, scheduling and impact to surroundings. Sport complexes should be developed to accommodate the specific needs of user groups and athletic associations based on demands and programming offerings.

**Location Criteria/Service Area:** To service community and regionally wide users. Located adjacent to non-residential uses is preferred to avoid noise, traffic, parking

conflicts that might occur. Site should be accessible from major roadways ( tournaments will bring participants from outside the city) and connected to the park trail system.

**Size Criteria :** Space requirements should be based on forecasted needs. Consider additional 25% acreage for unforeseen needs. Try to minimize the number of sport complexes needed by reserving a minimum of 40 acres, with 80 ó 150 acres optimal.

**Site Selection Criteria:** The site should have physical characteristics appropriate for the athletic facilities as determined. Athletic fields require moderately sloped, well drained soils. Access to public utilities must be considered. Natural features will add to the overall appeal of the site and can offer buffering from wind and adjacent views.

**Facilities / Amenities:** The projected demand for specific athletic facilities should be the primary determinant for what is built. Each sports governing organization provides standards and specifications for their athletic facility. Sport complexes are intended for programmed athletic use and tournaments. Possible athletic facilities include ball fields, soccer fields, football fields, outdoor and indoor skating rinks, and tennis courts. Additional support facilities may include play equipment, trails, picnic areas, shelter, restrooms, concession stands, bleachers, and multi-purpose buildings. Parking lots should be provided to accommodate participants and spectators. Lighting should be provided for security, safety and to light facilities. Avoid over-lighting to prevent nuisance to near-by residents.

**Existing Parks Include:** None

## **SPECIAL USES**

**Description:** Includes a broad range of parks and facilities that orientate toward a single purpose. May include Historic/Cultural/Social/ Recreational Facilities

**Location Criteria/Service Area:** Community interest, Facility characteristics and land availability are the primary locating factors. Site should be accessibly.

**Size Criteria :** Depends on facility

**Site Selection Criteria:** Depends on facility

**Facilities / Amenities:** Depends on facility, may require specialized construction and maintenance beyond typically park facilities.

**Existing Parks Include:** BMX Track, Carriage House, Hiniker Pond, Hubbard House, Hubbard Park, Lincoln Park, Lake Dorthy, Stoltzman Road Park, Premier Pond, Reconciliation Park, Veterans Memorial.

## **CORRIDORS**

**Description:** Linear park land. May act to preserve a linear natural resource such as a ravine or stream, can incorporate a trail and/or roadway to provide safe and pleasant connections throughout the community.

Parkways: Roadway with separated trail with landscaped edges.

Green Corridor trails: Paved multi-use trails within green corridors or parks, often are recreation destination in themselves.

Connector trails: Paved multi-use along roadways, through easements, with limited green space used to get to destinations.

Rustic trails: trails, typical non-paved, for Hiking, X-C Skiing, Equestrian, mtn. biking

**Location Criteria/Service Area:** Master Trail plan developed and followed to gain connectivity and accessibility of trial system throughout Mankato and to desired regional destinations.

**Site Selection Criteria:** Master Trail plan used to define route of trails such that land can be acquired or easements established prior to/ or along with development.



**Facilities / Amenities:** Design standards developed to insure accessibility and safety of trails. Trail surfaces and widths depend on trail type. Facilities provided along the trail may include: benches, lighting, signage, restrooms, drinking water, bridges and parking lots at trail heads.

**Existing Parks Include:** Blue Earth Trail, Mn River Trail, West Mankato Trail, Tourtellotte Parkway, Willard Parkway

#### **NATURAL RESOURCE AREAS (developed/undeveloped)**

**Description:** Land acquired to be set aside for significant natural resources and to protect unsuitable areas from development, (this may include steep slopes, bluffs, drainage ways and ravines, surface water management areas, and utility easements). Some lands fall into this category based on the law, protected lands such as wetlands, shorelines along waterways, lakes, streams and ponds. Other lands must be identified and some kind of agreement reached with the land owner.

**Location Criteria/Service Area:** Resource availability and opportunities determine locations

**Size Criteria :** Resource availability and opportunities determine size

**Site Selection Criteria:** Resource availability and opportunities determine site

**Facilities / Amenities:** Amount of facility development will depend on sensitivity of the natural resource. May have parking, minimal trail access for wild life viewing and hiking, or there may be room for shelters, interpretive signage, nature buildings with displays.

**Existing Parks Include:** Rasmussen Woods, Pioneer Park, other areas exist that are not developed as parks but function as open space.

#### **UNDEVELOPED**

**Description:** Land acquired for future park use

**Location Criteria/Service Area:** Depends on future use

**Size Criteria :** Depends on future use

**Site Selection Criteria:** Depends on future use

**Facilities / Amenities:** None

**Existing Parks Include:** Carney Park, Kearney Park

\* See Appendix A for individual park plans and detailed facility information

## Park Matrix of Existing Parks\*

Fig. 6

Mankato Parks	Acre	Playground Equipment	Basketball Courts	Tennis Courts ("lighted")	Sand Volleyball Court	Playfield with backstop	Softball field w/fence("lighted")	Baseball Field w/fence	Soccer Fields	Frisbee Golf	Curling Rink	Parking off street	Passive Green Space	Flower Garden(s)	Dog Recreation Area	Artwork or Amphitheater	Picnic Tables	Shelters	Shelters ("Electricity)	Restrooms	Skating Rinks	Camping Facilities	Canoeing	Fishing	Swimming (P-pool, B-beach)	Trails/Unpaved	Trails/Paved	Cross Country Skiing	Zoo	Community Center	Nature Center	
Neighborhood "Mini-Park"																																
Anderson	1.0												X				X	X														
Bienapfl	1.6	X				X							X				X	X														
Columbia	1.1	X											X				X															
Dotson	0.3	X											X								X											
Heritage Estates	1.5	X	X										X				X															
Southview	1.4	X				X							X				X															
West Mankato	1.4	X	X										X				X	X														
Neighborhood Parks																																
Alexander	5.0	X	X	4*				1				28	X				X		X	X	2											
Buscher, F.A.	11.0	X	X			X			1			9	X				X		X	X								X				
Country Club	4.3	X	X			X											X	X										X				
Erlandson	8.0	X	1	2*		X						26	X				X		X	X	X							X				
Highland	12.8	X	X			X						51	X				X	X	X	X	X							X				
Lions	27.7	X											X				X	X														
Peacepipe	2.2	X	X										X				X	X							X			X	X			
Trail Creek	3.3	X	X														X	X										X				
Washington	3.1	X											X				X											X				
Wings Over White Oak	4.0	X	X																								X					
Athletic Fields																																
Community Fields	17.8							X																				X				
Franklin Rogers	11.6	X	2					1*				104					X			X												
Jaycee	14.7	X					3*					137					X	X		X								X				
Thomas	16.5	X					2*	3				64					X			X	X											
Community Parks																																
Kiawanis Recreation Area	100.0												X		X		X	X		X		X	X				X	X				
Land of Memories	125.5	X							3	X			30	X			X		2	2	X	X	X			X		X				
Riverfront Park	13.4	X											34	X		X	X		X	X		X	X				X					
Sibley	73.2	X		2			3*					255	X	X		X	X	5	2	2		X	X				X	X	X			
Tourtellotte	16.0	X		2*	X		1*					151	X	X			X		2	X					P							
Sports Complex																																
- none -																																
Corridors																																
Tourtellotte Parkway	1.4												X	X																		
Mn River Trail	4.8																											1.5				
West Mankato Trail																												1.2				
Willard Parkway	25.0											6	X				X												1.6			
Special Uses																																
BMX Track	1.2																X									X						
Blue Earth	0.3												X															X				
Caledonia	2.8									X	112										X										X	
Hubbard House/Hubbard Gardens	1.2												X	X														X				
Hiniker Pond	54.8											149	X			X	X		X		X	X	B	0.9				X	X			
Lake Dorothy	7.4												X									X	X									
Lincoln	0.5												X	X														X				
Premier Pond	7.0																												1.4			
Stoltzman Road	3.0											17	X								2											
Reconciliation	0.5												X	X		X																
Veteran's Memorial													X														X					
Natural Resource Areas																																
Pioneer	9.8											10	X																			
Rasmussen Woods	152.6											23	X				X	X	X	X						2.4		X			X	
Undeveloped																																
Carney Park	6.0												X														X					
Kearney Pond	4.2												X																			

**Park and Open Space  
Development  
Standards**  
**Fig. 7**

PARK TYPES	SERVICE AREA RADIUS	POPULATION SERVED	SITE SELECTION CONSID.	PARKING STALLS	DRINKING FOUNTAIN	REST ROOMS	SHELTER *W/ELECTRIC	FACILITY TYPES	FIELD SIZE	PERIMETER FENCE	BACKSTOP	OUTFIELD FENCE	INFIELD TYPE	IRRIGATION	BLEACHERS	GOAL POSTS / NETS	SCORE BOARD	CONCESSIONS	FIELD LIGHTING	WARMING HOUSE	PAVED HOCKEY RINK
Mini-Park	1/4 mi.	500	25-5 acres	n/a																	
		3 acres per 1,000	Special Need Only					playground picnicing	1,000 s.f.												
Neighborhood Park	1/2 mi.	3,000	5-15 acres	10-30																	
		1.5 acre per 1,000	Mix of open field, slope and trees					ballfield	280 s.f.		X		skinned								
								soccer	165 x 300												
								open field	200 x 200												
								playground	5,000 s.f.												
								hockey	95 x 200									seas.	seas.	X	
								open skate	200 x 200									seas.	seas.	X	
								basketball	50 x 84												
								picnicing													
								sand v-ball	30 x 60												
Community Park	1-1/2 mi.	up to 25,000	30-50 acres	50-200	X	X															
			Mix of landscape types including flat, well-drained areas																		
								playground	10,000 s.f.												
								ballfield	280 s.f.		X	X	skinned								
								soccer	165 x 300					temp.							
								open field	300 x 300												
							X	picnicing													
								basketball	50 x 84												
								sand v-ball	30 x 60												
								hockey	95 x 200									perm.	perm.	X	
								open skate	200 x 200									perm.	perm.		
									60 x 120 per court (two court min)												
								tennis		X											
COMMUNITY ATHLETIC FIELDS	1-1/2 mi.		15-20 acres					playground	10,000 s.f.												
	open, flat, well-drained																				
								ballfield	280 s.f.		X	X	skinned								
								soccer	165 x 300					temp.							
								open field	300 x 300												
								picnicing													
								basketball	50 x 84												
								sand v-ball	30 x 60												
								hockey	95 x 200									perm.	perm.	X	
								open skate	200 x 200									perm.	perm.		
									60 x 120 per court (two court min)												
								tennis		X											
SPORTS COMPLEX	n/a	n/a	40-80 acres		X	X											X				
			open, flat, well-																		
			30/field					softball	250 ft.	X	X	X	skinned	X	X		X	perm.			
		1 acre per 1,000	50/field					Little League	200 ft.	X	X	X	grass	X	X		X				
			50/field					Babe Ruth	350 ft.	X	X	X	grass	X	X		X				
			50/field					youth soccer	195 x 330					X	X	perm.					
			20/rink					hockey	95 x 200									perm.	perm.	X	
			70/field					football	160 x 360					X	X	perm.		perm.			
								playground	10,000 s.f.												
NATURAL RESOURCE AREA	n/a		various size; woodchip/stone	20-70		X															
			high quality nat. area																		
								x-country ski													
								nature trail													
							X	picnicing													
								nat. interpret													
TRAIL TYPES	TRAIL TYPE	ROW	TRAIL																		
Green Corridor Trail	n/a	paved, follow natural system	varies	6-8 ft.																	
			30 ft. min.																		
Parkway	n/a	paved, uses separated	25 ft. min.	10 ft. bike																	
				6 ft. ped.																	
Connector Trail	n/a	paved, combined use	15 ft. min.	10 ft. bike																	
Rustic Trail	n/a	un-paved, follow natural system		3-10 ft.																	
		woodchip or stone	varies																		

## General Park Ideas

The following general ideas were adopted as recommended in the planning process either through public input or task force review (*Status of Idea*):

- The Mankato Park and Open Space Plan should plan for neighborhood parks in residential areas every mile such that residents can walk to their park. The park land should include areas of natural green space (trees, water, wetlands) as well as space for active recreation.

*The status of this general park idea is Ongoing. The Mankato City Council adopted the Parks and Open Space Plan with the associated maps depicted areas of potential new parks. Parks have been developed in areas such as Country Club Estates, Wings Over White Oaks, and Trail Creek per the plan. As the City of Mankato continues to grow, the City will continue to identify park opportunities.*

- Land for community parks should be sought and acquired ahead of development in the eastern or southeastern part of town that would include parcels of significant natural resources and areas for active recreation.

*The status of this general park idea is Started. The City of Mankato is examining partnership opportunities similar to Community Athletic Fields. To date, the City of Mankato has not acquired parkland for a community park.*

- Mankato Parks should continue to collaborate with area schools in sharing facilities and in planning new school locations in the future.

*The status of this general park idea is Complete and Ongoing. The City of Mankato partnered with Mankato Public Schools to develop Community Fields in conjunction with the construction of Rosa Parks Elementary School. The status is Ongoing also because the City of Mankato is looking for opportunities to develop facilities around the future middle school.*

- Mankato Parks should promote its parks and improve its image by creating signage standards that would improve and standardize the park signs and create mapping of parks and trails for improved wayfinding.

*The status of this general park idea is Ongoing. The City of Mankato is proceeding with a request for proposal to standardize the park signage and improve way finding.*

- Mankato Parks should promote greater use and awareness of its historically significant facilities.

*The status of this general park idea is Ongoing. The City of Mankato has a program for installation of historical signage within parks having historical significance. The program may be expanded to other parks with historical significance.*

- New developments should provide continuous trail systems connecting residents to their nearest neighborhood park and to the city wide trail system.

*The status of this general park idea is Ongoing. The City of Mankato staff has drafted a Sidewalk and Trail Plan to address connectivity throughout the City of Mankato.*

- Seek opportunities to create linear park corridors along environmental features such as ravines, creeks and stormwater ponding.

*The status of this general park idea is Ongoing. The City of Mankato has developed Country Club Estates, Riverfront, and Wings Over White Oaks parks adjacent to environmental features.*

- Areas outside the present city boundaries should be explored for joint preservation with the county and state. Some of these areas could be developed into regional or community parks in the future. Preservation areas might include land along the Blue Earth River, the Le Seuer River and Wita Lake and Eagle Lake as well as other resource areas including wetlands, woodlands, creeks and geological features in the study area.

*The status of this general park idea is Ongoing. The City of Mankato participated with Blue Earth County on development of a Greenprint for Blue Earth County.*

- Develop a spent quarry as a park to create a unique recreational and historic experience.

*The status of this general park idea is Started. The City of Mankato and Coughlan Companies have had preliminary discussions about the end use of the quarry properties located within the City of Mankato. Final designs have yet to be submitted, reviewed, and approved.*

- Develop either a large community center to serve the entire Mankato community or a series of neighborhood community centers. Explore a collaborative approach with school district 77.

*The status of this general park idea is Started. The City of Mankato has scattered facilities that provide space for community gathering including the Caledonia Curling Club, Community Fields, and Thomas Park. The City examining the feasibility of new facilities versus upgrading existing facilities within the City.*

- Explore the development of a regional scale Water Park.

*The status of this general park idea is Ongoing. The City of Mankato conducted a study addressing a regional scale Water Park. The study looks at what improvements would be required to upgrade Tourtellotte Pool, to renovate and improve Tourtellotte Pool, and to construct a new facility at a separate location.*

## Specific Site Ideas

The following specific site ideas were developed through the planning process either through public input or task force review:

- Improve city wide trail circulation by creating parkways along community roadways with separate trail and sidewalk and landscaping to improve community circulation and identity. N/S Parkway might include roads every mile; Hemlock Road/TH 33, CSAH 16/568 Ave./Stoltzman Road, CSAH 8/ 573 Ave/Monks Ave, HWY 22. E/W parkways might include Thompson Ravine Road/CSAH 3, Madison Ave, Hoffman Road, Stadium Road, Schostag Road/Hungry Hollow Road. 169/River Front.
- Extend multi-use trail along Minnesota River from Mulberry to TH14.

*The North Minnesota River Connection was completed and connects to the Sakatah Singing Hills Trail.*

- Enhance the Minnesota River Trail experience with experience with erosion/flood hardy trees and shrubs, art along the wall, lighting and benches, interpretation of flood events, etc.

*The North Minnesota River Connection was completed and connects to the Sakatah Singing Hills Trail.*

- Improve downtown connection to the MN river: Enhance Depot area as entrance to MN River Trail with opportunities for strolling along the lighted section of enhanced trail. Connect and build on the existing attractions of the Civic Center, Intergovernmental Center, library and memorials.

*The City of Mankato has developed concept designs for the connection as part of the City Center Renaissance Plan. No action has been taken to facilitate the connection at this point.*

- Create separated paved multi-use trail along Stoltzman Road/Csah 16 from Front Street to Hwy 90.

*The construction of a multi-use trail has been constructed along portions of Stoltzman Road. A paved multi-use trail has been constructed from Stadium Court to 200th Street on Stoltzman Road.*

- Connect Sibley and Land of Memories via bridge or seasonal "historic ferry" across the Blue Earth River to increase accessibility and create a "river" experience.

*The City is examining the feasibility of developing a connection from Land of Memories to Sibley Park. Early discussions have focused on a bridge connection. This is being examined in coordination with the planning underway by the Minnesota Department of Natural Resources for the Minnesota River State Trail that may utilize the part of the*



*City/County trail system for the segment between Minnneopa State Park and the City of St. Peter.*

- Develop a Community Sport Complex on city owned land, NW of Lime Valley Road and Industrial Road.

*This area will no longer be pursued for the Community Sports Complex as the land is now used for the BMX Track. The City of Mankato is participating in the All Seasons Area Study which discusses the feasibility of a Community Sports Complex. See discussion on community facilities.*

- Look for and acquire property in the Lincoln Park neighborhood area to develop a neighborhood park for the underserved area.

*The proposed plan in the original Park and Open Space Plan is not a feasible option for multiple reasons including cost and removal of historic structures within the Lincoln Park District. An alternative may be to provide play equipment in the City owned property along Stoltzman Road. Another alternative may be to partner with the Mankato Public Schools on further developing the Lincoln Community Center property.*

- Develop a special use park at the bottom of the bluff at Glenwood Ave. & S. 5th Street.

*This idea is still in a preliminary stage. No action has been taken to develop this as a park location. The property is owned by Old Main Village, which may utilize the area for an expansion or an ancillary residential component to the assisted living facility.*

- Acquire Mankato Plumbing and Heating site (at Elm and Maple) for a downtown park on the Minnesota River and access point to proposed Minnesota River Trail extension.

*The idea has been completed. The City of Mankato acquired the Mankato Plumbing and Heating site and developed Riverfront Park. A trailhead facility has been constructed on the site.*

- Develop park on city owned land at the NE corner of Hwy 14 & 169 along the Minnesota River to include restrooms, paved and unpaved trails, canoe access, and dog exercising.

*This idea has been completed. Kiwanis Park was constructed to provide the trails and dog exercising. The City is considering an expansion to this park for additional off-leash dog exercising areas.*

- Find a better location for the BMX grounds, a site that accommodates desired facilities: parking, restrooms, lighting, and good access. This would also enable the city to create a more natural entrance experience for Rasmussen Woods.

*The BMX grounds have been relocated to the NW intersection of Lime Valley Road and Industrial Road.*

- The City should actively pursue preserving a corridor of natural area along Thompson Ravine

*The City of Mankato recently reconstructed Thompson Ravine Road. With the reconstruction, the City constructed a trail on the side of the street. In addition to this development, the City acquired parkland as part of Kearney Addition which overlooks the Thompson Ravine area.*

- The city should actively pursue preserving a corridor of natural area along Wilson Creek.

*The City of Mankato has made efforts to preserve a corridor of natural area along Wilson Creek. A corridor was preserved through Diamond Creek Estates and a park was developed in Country Woods subdivision. As development progresses easterly, the City continues to identify the creek as a corridor to be preserved.*

- The City of Mankato should explore the development of a municipal golf course adjacent to the airport site.

*The ability to develop the area adjacent to the Mankato Regional Airport is challenging based on revisions to the Airport Zoning Ordinance. Any development would of a golf course would need to be outside of Airport Zones A and B.*

**In addition to the ideas from the 2003 Parks and Open Space Plan, the following ideas have been added.**

- Explore options for improving the Minnesota River Trail to state trail standards in coordination with the Minnesota Department of Natural Resources state trail planning.
- Explore the possibility of a community sports complex in conjunction with Mankato Public Schools planning for a middle school location.
- The city should pursue expanding Kiwanis Park onto adjacent state owned land for off leash canine area or consider area within Land of Memories in former campground area along the Blue Earth River for off-leash canine area.
- Examine community needs for an additional sheet of ice as a potential expansion of the Caledonia Curling Club.
- Examine the need for additional pool resources for both competitive and recreational usage. This may be a redesign or upgrade of the existing Tourtellotte Pool or partnering with other organizations such as Mankato Public Schools and the YMCA on a new location.
- Examine the expansion of facilities for youth girls softball and relocation of the existing baseball fields. This would include the reconfiguration of Thomas Park to exclusive softball field usage and construction of additional baseball fields at the Community Fields location.

Without a focus on implementation, there is a risk that the Parks and Open Space Plan becomes little more than a collection of good ideas. This section of the Plan *begins* the process of implementation of moving the Plan from concept to reality. To achieve the vision for the park and open space system, the Plan:

- Describes General Priorities and Strategies for park and open space improvements.
- Identifies the array of tools that can be used to finance these improvements.
- Describes specific improvement projects with associated cost estimates.
- Proposes funding framework for the on-going implementation of the Plan.

## **General Plan Priorities and Strategies**

The planning process produced the following priorities and associated strategies for park and open space improvements. While the priorities may change as existing circumstances and opportunities arise, it is the intent that this plan move forward with the following directives and strategies.

### **Signage Updates**

The City of Mankato working on plan to update all park signage throughout the City. The plan will standardize signage for each class of park (Neighborhood, Community, etc.) and clearly post park rules.

### **City-Wide Trail Circulation**

Improve city-wide trail circulation by creating parkways along community roadways with separate trail and sidewalk and landscaping to improve community circulation and identity. Strategies for implementing this priority include:

- Incorporate parkway elements into overall road design and finance plans.
- Funding to come from special assessments, state aid roads funds, general taxes and other road improvement funding.

### **Provide facilities or dedicated areas for specific park uses.**

- Inventory and study undeveloped parkland and open spaces for the feasibility of providing more off-leash dog areas.
- Examine opportunities for re-designing existing park facilities or acquiring new parkland for youth athletic complexes.
- Study the feasibility of adding splash pads to Tourtellotte Pool or in neighborhood parks.
- Study and address the potential recreational needs of our special population groups such as senior citizens, the disabled, the physically challenged and new immigrants.

### **Pursue funding opportunities for a bridge connection of Sibley & LOM parks.**

- Study the options and choose the most probable location to build the bridge so that it doesn't encroach into special areas of either park.



- Review potential funding mechanisms including the State Legacy Fund, Highway Fund, donations and local match.
- Ensure the size and type of trail-bridge is conducive to supporting emergency vehicles as well as bike and pedestrian traffic.
- Secure solid cost estimates of the bridge and seek support and assistance writing an effective and successful grant proposal.
- Solicit the testimonial support from potential user groups and civic organizations.

**Create a consistent overall park system design theme including signage, benches, shelters, lighting and other park amenities.**

- Develop and implement a new park signage system so they are easily recognized, contemporary and timeless.
- Develop standard specifications for park facilities and furnishings.
- Revitalize older parks by retro-fitting or replacing antiquated equipment and facilities.
- Explore inexpensive ways to upgrade the looks of facilities by using new color schemes or materials.

**Provide a long-range funding mechanism to ensure that playground systems are safe, accessible, and long lasting.**

- Conduct a comprehensive audit of all play systems in Mankato parks.
- Prioritize play systems that immediately need repairs or replacing.
- Determine overall costs to update existing equipment and purchasing new equipment.
- Identify in the City's Parks Capital Improvement Program, a systematic funding arrangement to repair or replace playground equipment.
- Develop replacement schedule for any playground surface areas that do not meet the ASTM F1292 Standard Specification for Impact Attenuation of Surfacing Materials within the Use Zone of Playground Equipment.

**Provide natural areas or amenities within park settings or adjacent to park areas.**

- Develop design standards of future parks to include natural areas or buffers.
- Inventory potential sites that have natural and scenic areas worth preserving for acquisition.
- Explore opportunities to integrate recreation amenities with natural areas.
- Provide natural buffers between residential areas and highly active parks.
- Explore ways to incorporate environmental areas into existing parks.

**Trail Connections for New Developments**

New developments should provide continuous trail systems connecting residents to their nearest neighborhood park and to the city wide trail system. Strategies for implementing this priority include:

- Build trail system with initial public improvements.
- Assess all or a portion of costs to lots in subdivision.
- Unassessed costs must be covered by park dedication fees or general revenues.



### **Linear Park Corridors**

Seek opportunities to create linear park corridors along environmental features such as ravines, creeks and stormwater ponding. Strategies for implementing this priority include:

- Obtain dedication of potential corridors in conjunction with new development.
- Use funding for stormwater system to incorporate park corridor elements into ponding areas.
- Include park corridors in Capital Improvements Plan and allocate park dedication fees and general revenues to acquire other corridor areas.
- Obtain voter approval to issue bonds for park development, including the creation of park corridors.

### **Preservation of Natural Resource Areas**

Natural resource areas, including areas outside the present city boundaries, should be targeted for joint preservation policies with the county and state. Strategies for implementing this priority include:

- Use land use plans and controls to limit development of designated natural resource areas.
- Encourage property owners to place natural resource areas into conservation easements.

### **East-side Community Park**

Land for a community park should be sought and acquired ahead of development in the eastern or southeastern part of town that would include parcels of significant natural resources and areas for active recreation. Similar to Rosa Parks/Community Fields, the City should examine partnering with Mankato Public Schools on siting the community park with the new middle school. Strategies for implementing this priority include:

- Include community park site in Capital Improvements Plan and allocate park dedication fees and general revenues to acquire site.
- Examine fund source for community facility from possible sales tax expansion
- Make the acquisition of a community park site a "public improvement" and combine it with other improvement projects for funding.
- Partnering with Mankato Public Schools

### **Park Maintenance Table**

Use a Park Maintenance Table to assess the amount of maintenance necessary to maintain each park at a desirable standard. Strategies for implementing this priority include:

- See Appendix E for sample Park Maintenance Table
- See Appendix F for amount of maintenance necessary for each park

### **Neighborhood Park Design**

The existing neighborhood park design is not consistent throughout the developed neighborhood parks with the City of Mankato. Neighborhood parks have a variety of amenities (shelters, play equipment, bathrooms, tennis courts, basketball courts, pedestrian network) but each park has differing types and amounts of amenities. Based on the information gathered at the open houses, surveys, and Nite to Unite parties, it was

determined that neighborhood parks should have a consistent framework for development and allow for site specific amenities to meet the needs of an area but not necessarily the demographics of an area. An example would be providing a restroom facility at the Trail Creek Park because there is an opportunity for the Trail Creek Park to act as a trail head for the Sakatah Singing Hills Trail.

A general theme with the design of the neighborhood parks should be flexibility. Creating a large portion of the park to cater to one specific activity (i.e. a baseball, soccer, football field or large basketball or tennis courts) may deter potential users of the park due to a perception that an activity may be less significant and may be asked to relocate for another use. Parks should be designed to be flexible enough to accommodate athletic practices and leisure users.

There is a growing need for organizations to have spaces to practice and participate in sporting events. The neighborhood parks can assist in providing space, but a multi-use facility should be examined as a long term solution. See Figure 8 for concept drawings.

The design of the neighborhood parks shall at a minimum contain:

- An open lawn (flexible space, graded and maintained, for usage for which can be used for organized (baseball, football, soccer, etc.) and leisure activities (walking, frisbee, kites, etc.)
- Play equipment
- Shelter space
- Basketball (Half-Court)
- Internal pedestrian connectivity/trail network

The design of neighborhood parks should also have one of the following alternatives:

- Restrooms
- Hockey rink
- Basketball (Full-Court)
- Tennis/Pickle Ball Court
- Skate Park
- Volleyball Courts
- Shuffleboard
- Horseshoe
- Bocce
- Golf Green
- Baseball/Softball, LaCrosse, Soccer, Football, and Frisbee Golf Course



3 ACRE - ACTIVE/SPORT PARK

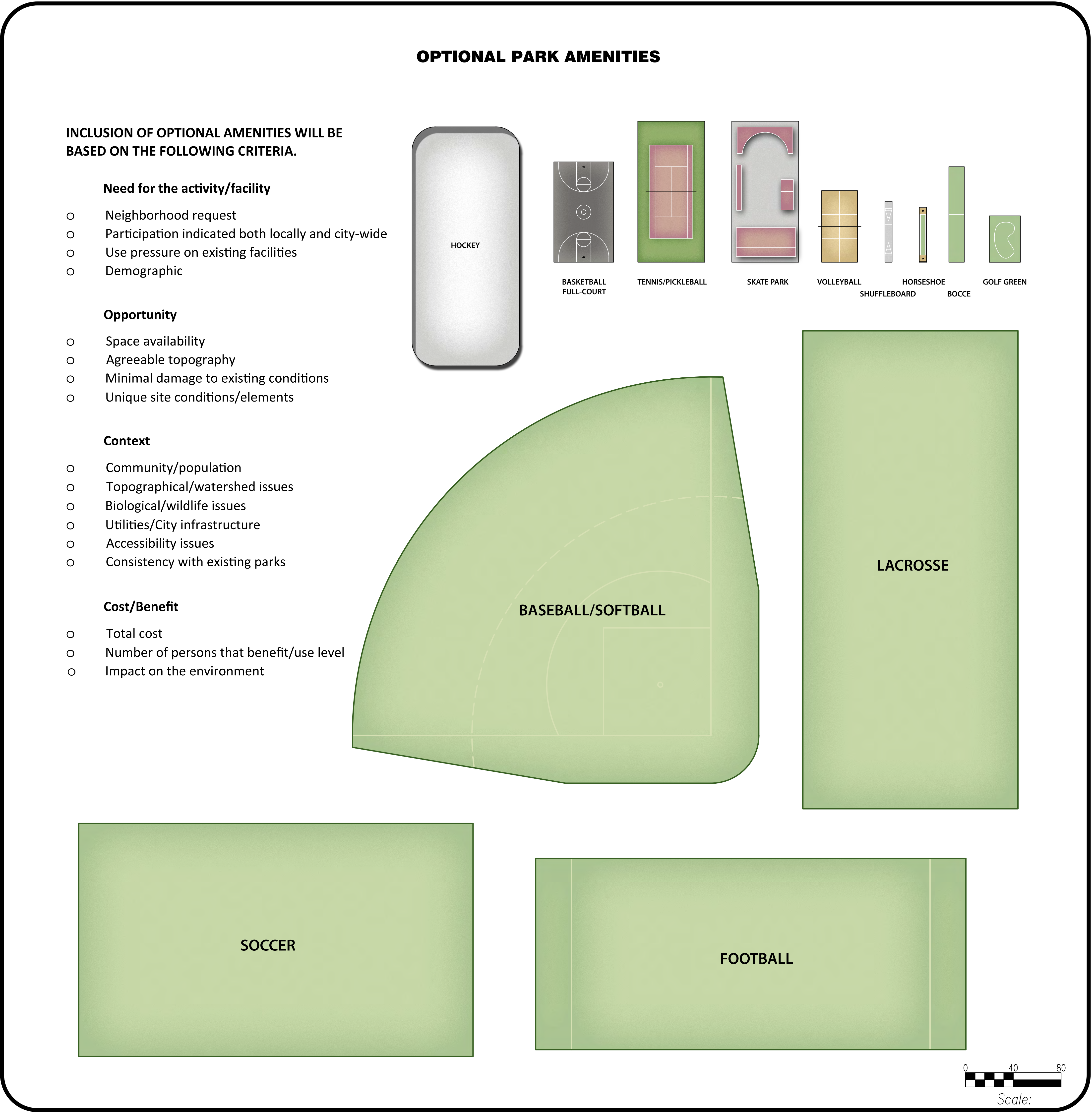
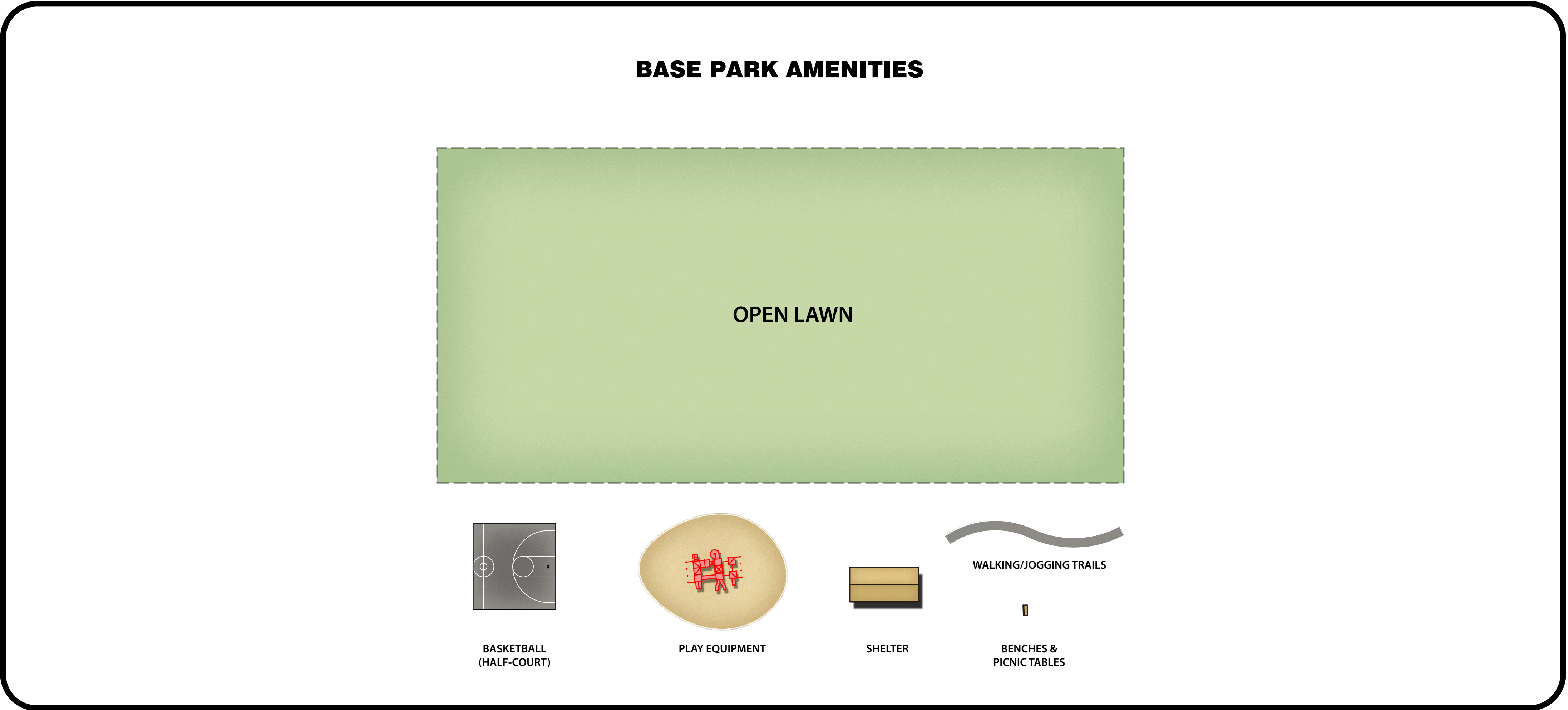


5 ACRE - ACTIVE/SPORT PARK





Figure 8





## Regional Recreational Facilities

The City of Mankato already provides regional many recreational opportunities for residents in the Greater Mankato region. Park assets listed as regional recreational facilities include the Caledonia Curling Club, Tourtellotte Pool, Franklin Rogers Park, Thomas Park, Community Youth Baseball Complex, and Kiwanis Park.

The National Association of Sports Commission study titled *Market Analysis for Proposed Sports Complex*, the Greater Mankato Area was examined for the need to provide venues or facilities for various recreational and organized sports activities. The primary focus of the study was to provide information as to whether a community sports complex should be built in the Greater Mankato Area. As documented on page 3 of the study, "We are concluding that it is unlikely that a dome or a multi-court building, or an indoor tennis complex will cover expenses. Every one of these is needed. Each will contribute substantially to the quality of life and the viability of the sports served. It becomes a local issue as to how far to go in terms of additional study. We can only suggest that the rink and pool have the best opportunities to reach a sustainable level of operation."

The City of Mankato has facilities that can accommodate the projects deemed sustainable in the aforementioned study and the other organized sports and recreational opportunities. In order to better meet the needs addressed in the report, the City of Mankato should strongly consider making upgrades or renovations to the existing facilities as well as considering expansion of existing facilities to meet the needs addressed in the National Associations of Sports Commission report.

The costs for the essential upgrades and future improvements or enhancements are listed below. The funding source for the upgrades and improvements is not yet determined. Historically, the funding for these facilities has been through the utilization of Charter Bonds which anticipates about \$800,000 to \$900,000 but an alternative would be to ask for an amendment to the Local Option Sales Tax. Some Greater Minnesota Regional Centers and cities (including the City of North Mankato) have been successful seeking local option sales tax funding as another source of funding for building and development of parks, trails, and recreational facilities. A funding priority should be making essential improvements to the existing Regional Recreational facilities and funding future enhancements or new facilities. Allowing usage of the Local Option Sales Tax on the Regional Recreational facilities would then allow for the Charter Bonds monies to be redirected to making improvements to the Community and Neighborhood Parks within the City of Mankato.

Many of the following improvements listed a essential improvements are required to maintain the existing facilities based on a variety of needed improvements and/or repairs to equipment, safety, and gender equity. It appears that the City of Mankato, with additional investment, could accommodate many of the needs listed in the National Associations of Sports Commission report by undertaking upgrades to facilities within the City of Mankato already in need of improvement.

An example of this practice would be the Caledonia Curling Club. The Caledonia Curling Club is need of roof repairs and equipment upgrades and there is a need for an additional sheet of ice, as documented in the National Associations of Sports



Commission report This improvements could be done separately but for effective use of the taxpayer dollars, a joint project should be considered. The Caledonia Curling Club site provides an opportunity for expansion of the facilities such as an additional sheet of ice for hockey and skating purposes. The upgrades to the Caledonia Curling Club are required with or without an expansion but there are economies of scale that could be used to upgrade the Caledonia Curling Club and provide an extra ice rink.

## **Essential Regional Recreational Facilities Needed Upgrades**

### **Essential Region Facility Improvements Needs Total - \$4,368,730**

Below is a listing of Regional Facilities in need of upgrade within the upcoming years. The costs listed below are the minimum needed upgrades to keep the facilities operational. Before allocating funds to new facilities, the City of Mankato should provide a sustainable funding source or at a minimum upgrade the existing regional facilities. Studies were conducted to examine potential costs of building or upgrading the facilities. Costs include an additive to account for design, oversight, and contingency. The plan will address funding opportunities for the existing facilities later in the updated plan and updates funding sources by removing sources that are no longer available and adding new ideas for potential sources of funding.

The total of the estimated improvements for the next 5 - 10 years is \$4,368,730. The improvements listed in this section are only the minimum upgrades needed to keep the facilities operating at current capacity or to meet and address a documented need for upgrading the facility.

### **Tourtellotte Pool - \$748,730 (Minimum Upgrade Costs)**

The City of Mankato commissioned a study (the complete study is contained in the Appendix G) to evaluate needed improvements to the Tourtellotte Pool Aquatic Center, to make upgrades to the Tourtellotte Pool Aquatic Center, and to evaluate the concept of constructing a new indoor and outdoor facility at a site yet to be determined.

The first alternative would be to replace or refurbish the existing pool mechanical systems. Based on the required improvements, the October 2012 estimate to replace or refurbish the existing pool mechanical systems and make parking lot improvements is \$748,730. The following improvements are recommended:

- Upgrade the filter system.
- Pumps and motors will need to be upgraded if any expansions to the pool area are considered.
- Replace heating system.
- Creation of a surge tank.
- Addition of a strainer to the filtration system.
- Installation of a reduced pressure device.
- Upgrade the water condition automated controls.
- Installation of peristaltic pumps for better Ph control.
- Correct or replace existing pool deck where heaving is occurring.
- Increase off-street parking stalls, sidewalk improvements, stormwater

### **Caledonia Curling Club - \$600,000 (Minimum Upgrade Costs)**

An evaluation of the Mankato Curling Club was conducted with Facilities staff and I & S Group (the complete study is contained in the Appendix H). The existing building is approximately 19,075 square feet (sf) and can be categorized into two areas: the community area (9,000 sf ) and the ice sheet (10,075 sf ). The community room area contains restrooms, locker room, a kitchenette, and storage. Following is a brief summary of the findings of the walk-through.

#### *Community Area:*

- The roof will need replacement within five years.
- Provide ventilation to locker rooms.

#### *Existing Ice Sheet:*

- Replace the entirety of the roof
- Replace and improve roof insulation to reduce condensation and rusting.
- Heating upgrades
- The ice sheet does not have a de-humidification system.

### **Franklin Rogers Park - \$1,095,000 (Minimum Upgrade Costs)**

The field conditions at Franklin Rogers Park have deteriorated to the point that field cannot be maintained. In order to continue attracting and hosting NCAA Playoffs and Northwoods League Baseball, the City needs to invest in updating the playing field so it's safe, playable and conducive for top level baseball. The following upgrades are recommended:

- Required upgrades to the field include drainage system and field improvements (\$150,000)
- Lower Dugouts and provide drainage (\$100,000)
- Additional seating (\$200,000)
- New ADA restrooms (\$250,000)
- Concessions \$300,000

### **Realignment of Thomas Field - \$875,000 (Minimum Upgrade Costs)**

With the new Community Athletic Fields (CAF) completed, there is interest in a similar complex to provide gender equity and accommodate youth girls fast pitch softball. Thomas Field is currently used a facility for youth baseball which would need to be relocated to the Community Fields location. There is an existing championship level field used by the Mankato East High School. The three unfenced fields to the north can be reconfigured into a "wheel" and provide for fields to youth girls fast pitch softball. The fields will be centrally located north of the existing championship field.

### **Additional fields at the Community Youth Baseball Complex - \$950,000 (Minimum Upgrade Costs)**



This state of the art youth athletic complex serves local youth baseball needs including numerous tournaments that attracts teams from all-over the mid-west. It is recommended to finish grading the undeveloped fields on the east side of the complex in conjunction with the upgrades to the Thomas Park softball facilities. This would create 3 new t-ball/Little League fields. In addition to the fields, the City shall examine the purchase and installation of batting cages, additional backstops, bases, and new foul line poles. The final component would be to develop a small parking lot to provide off-street parking of users of the facility. The total cost of the improvement is approximately \$300,000. The City may partner with Mankato Area Youth Baseball Association (MAYBA) for a portion of the costs to upgrade with facility.

#### **Additional Canine Recreational Area - Kiwanis and Land of Memories - \$100,000 (Minimum Upgrade Costs)**

Due to the success and usage of the Kiwanis Park, it is determined that additional space should be examined for canine recreation. The site location for the additional canine recreation area is yet to be determined but two alternatives would be Land of Memories Park or on the MNDOT property adjacent to Kiwanis Park.

The anticipated footprint for the canine recreation area would be approximately 5 acres. The area should have a pedestrian network comprised of a combination of mowed pathways and a wood chip trail navigating through an unmowed or native grass areas. The recreation canine area would be a fenced area to allow for the dogs to run unleashed and traverse the trail areas and unmowed areas.

### **Future Community Facility Upgrades**

As previously stated, the National Association of Sports Commission study titled *Market Analysis for Proposed Sports Complex*, the Greater Mankato Area was examined for the need to provide venues or facilities for various recreational and organized sports activities. The primary focus of the study was to provide information as to whether a community sports complex should be built in the Greater Mankato Area. As documented on page 3 of the study, "We can only suggest that the rink and pool have the best opportunities to reach a sustainable level of operation."

#### **Future Community Facility Upgrades Total - \$9,828,272 - \$16,695,597**

Below is a listing of future Regional Facilities upgrades or improvements projected to be needed to meet the needs of the youth sports community and recreational needs. Generally, the items listed below include an alternative to substantially upgrade the existing facilities and a new build alternative. The studies all incorporate present day values and should allow for inflationary increases if projects are substantially delayed.

#### **Ice Sheet Expansion \$5,300,000-\$6,300,000**

The *Market Analysis for Proposed Sports Complex* study identified a need for an additional sheet of ice for hockey and skating. The study anticipates this need due to an expected increase in players and youth levels of hockey. The study anticipates a cost for the construction of a new sheet of ice to be approximately \$3,000,000.



The *Market Analysis for Proposed Sports Complex* did not address the additional hours of ice time that will be provided upon the completion of the Verizon Wireless Center Expansion. It is anticipated that the expansion will provide 700 hours of ice time at All Season Arena that are not currently used by Minnesota State University, Mankato Hockey.

An evaluation of the Mankato Curling Club was previously conducted with City of Mankato Facilities staff and I & S Group (the complete study is contained in the Appendix H). The study, completed in August of 2012, also considered an expansion to the facility to allow for the construction of a 26,800-27,100 square foot ice arena to be utilized for youth and amateur hockey. The mechanical equipment for the new ice arena could be designed to incorporate needed mechanical improvements to the curling club. The study provides two alternative designs for incorporating a sheet of ice at the curling club site ranging from \$5.3 million to \$6.3 million which is higher than the study's projection of \$3,000,000 but a portion of these costs include renovations other than mechanical improvements to the curling club such as roofing, ceiling and lighting. As stated in the *Market Analysis for Proposed Sports Complex study, the Mankato Area Hockey Association may be a willing financial partner for the construction of a new sheet of ice.*

#### **Tourtellotte Pool - \$4,528,272**

As previously stated in the *Market Analysis for Proposed Sports Complex*, a pool is the other facility deemed able to reach a sustainable level of operation. The pool enhancement or construction of a new facility should be partnered with Mankato Public Schools and other partners willing to participate in cost sharing and to co-locate resources.

The City of Mankato commissioned a study (the complete study is contained in the Appendix G) to evaluate needed improvements to the Tourtellotte Pool Aquatic Center, to make upgrades to the Tourtellotte Pool Aquatic Center, and to evaluate the concept of constructing a new indoor and outdoor facility at a site yet to be determined.

The first alternative would be to make upgrades to the existing based on public demand for zero depth, water play amenities, and family friendly features. The 2012 estimated cost of making the improvements is \$4,528,272. Based on the study, the recommended improvements are as follows:

- 7,000 square foot leisure pool with zero depth entry and water play features.
- Develop an activity pool area (aquatic climb, water sports, water walk feature).
- Addition of a plunge pool.
- Install a lazy river concept.
- Create a leisure deck area.
- Secure access ladders to pool walls.
- Renovation of bathhouse.
- Improvements to mechanical room, family changing rooms, and concession area.
- Provide off-street parking for approximately 60 vehicles.

## New Community Facility Upgrades

### New Indoor and Outdoor Pool Facility - \$10,395,597

In addition to the renovation of Tourtellotte Pool upgrades, a study was conducted to examine the feasibility of constructing a new indoor and outdoor facility. The location of the indoor/outdoor facility has yet to be determined, but should be considered as a partnership potentially with ISD 77, Minnesota State University, Mankato, the YMCA, and other parties interested in participating in the costs needed to make the required upgrades or part of a new complex. The 2012 estimated cost of the facility is \$10,395,597. Based on the study, a new indoor/outdoor facility shall include the amenities listed below:

- Indoor Facility
  - 8 Lane, 25 yard lap pool
  - Separate diving well
  - Natatorium, mechanical area, and equipment
- Outdoor Facility
  - Leisure Pool
  - Activity Pool
  - Lazy River
  - Leisure Deck Area
- Off-street parking
  - Provide for 100 off-street, hard surfaced parking stalls

## Natural Resource Protection Strategies

### ***Overlay Zoning Districts***

Apply stronger development standards to existing zoning in areas with natural resources. The applied development standards may include protection setbacks, reduction in impervious surfaces, and storm water management. Coordinate and expand existing City and County environmental ordinances and conservation districts. Overlays can be tiered based on proximity to natural resource such as bluff edge, stream edge, etc.

### ***Setbacks***

Typically used to limit development options at a set distance from natural resource.

### ***Conservation Easements***

A voluntary and permanent transfer or retirement of (a) specific right(s) associated with land ownership. Typically a landowner may give up the right to develop the property while retaining the right to farm, build a home, or sell (with the easement still binding). The easement does not make the land open to the public.



### ***Donation***

A landowner that is interested in protecting their property and is not in need of the financial assets that are associated with the property may consider donating it.

### ***Acquisition***

A landowner wishing to sell property but also interested in protecting the natural qualities of that property may consider selling it to a buyer dedicated to preserving it. If the landowner sells at a below market value, the price difference may qualify as a charitable donation and receive a tax break.

### ***Collaboration with Other Agencies***

Many of the desired natural resource areas fall outside city limits at this time and collaboration with the Township, County and State will be necessary to protect these areas. Collaboration with future schools in choosing their sites can also be an excellent way to acquire natural resource land. With the natural resource area as part of the school site it can be both preserved and used as an educational resource.

The remainder of this section describes the finance tools available to the City. Input from the City is needed to create a plan for applying these tools in a manner that will work in Mankato. Matching these tools with specific improvements becomes the next step in the implementation process.

## Park Dedication

The ability to apply park dedication fees comes from Minnesota Statutes, Section 462.358, Subd. 2b. This section authorizes cities to include provisions in its subdivision regulations requiring that a reasonable portion of a subdivision be dedicated for park purposes. These purposes include parks, recreation facilities, trails, playgrounds, open space and wetlands. The statutes require that the city make a reasonable determination that it will need to acquire that portion of land for park purposes as a result of the subdivision.

*Minnesota Statutes, Section 462.358, Subd. 2b -Dedication.*

*The regulations may require that a reasonable portion of any proposed subdivision be dedicated to the public or preserved for public use as streets, roads, sewers, electric, gas, and water facilities, storm water drainage and holding areas or ponds and similar utilities and improvements.*

*In addition, the regulations may require that a reasonable portion of any proposed subdivision be dedicated to the public or preserved for conservation purposes or for public use as parks, recreational facilities as defined and outlined in section 471.191, playgrounds, trails, wetlands, or open space; provided that (a) the municipality may choose to accept an equivalent amount in cash from the applicant for part or all of the portion required to be dedicated to such public uses or purposes based on the fair market value of the land no later than at the time of final approval, (b) any cash payments received shall be placed in a special fund by the municipality used only for the purposes for which the money was obtained, (c) in establishing the reasonable portion to be dedicated, the regulations may consider the open space, park, recreational, or common areas and facilities which the applicant proposes to reserve for the subdivision, and (d) the municipality reasonably determines that it will need to acquire that portion of land for the purposes stated in this paragraph as a result of approval of the subdivision.*

The city may opt for a cash payment for a subdivision in lieu of dedication. The cash payment must be based on the fair market value of the land. All cash payments received as park dedication must be placed in a special fund and used only for the purposes for which the money was obtained.

Current City ordinances require the dedication of land or a payment in lieu of land as property is subdivided for development. Revenues collected from park dedication represent the primary source of park-specific revenue. As part of a long-term financial strategy, revenue from park dedication faces certain limitations:

- The timing is uncertain. The flow of revenues is tied to future development activity. Past trends and the availability of land suggest future potential, but many factors influence the actual development of the community.
- Development does not necessarily produce cash. The developer has the option to dedicate land or pay cash.

- Park dedication does not fully fund park development. The payment in lieu of land only represents the value of land. Funding for the actual park improvements must come from some other source.

Park dedication fees alone cannot finance the development of the park system. The use and structure of park dedication should be tailored to complement other elements of the finance plan.

The City of Mankato staff has conducted a survey of other communities' requirements for parkland dedication. The many communities' park funding strategy appears to be tied to the issues of building permits or number of units for residential areas and is still based on acreage in the commercial and industrial areas. Based on the study results, it is recommended that the City of Mankato evaluate the fees and determine if the existing practice is best or amending the code to require new standards.

<b>Parkland Dedication Fees Study</b>		
<b>Cities &lt;2,500 Population</b>	<b>Residential</b>	<b>Commercial/Industrial</b>
<b>Excelsior</b>	\$1,500 min. or 3.5% of new market value, whichever is >	Same as residential
<b>Long Lake</b>	5% of determined land value	NA
<b>Cities 2,500 - 10,000 Population</b>	<b>Residential</b>	<b>Commercial/Industrial</b>
<b>Afton</b>	\$3,806/DU	\$1,500/Acre
<b>Albertville</b>	\$2,500/unit	\$7,500/Acre subdivided; \$2,500/Acre industrial
<b>Arden Hills</b>	6.8% of land value or MV	10% of land or MV
<b>Bayport</b>	\$1,000/unit	\$1,000/SF equivalent
<b>Belle Plaine</b>	SF \$2,250/lot; MF \$2,000/unit; \$2,100/twnhs/duplex	\$2,835 commercial; \$2,730/Acre industrial
<b>Centerville</b>	\$3,000 or 10% of FMV of all property	\$2,175/Acre
<b>Circle Pines</b>	10% of property value	
<b>Corcoran</b>	\$1,000	\$2,000
<b>Deephaven</b>	10% of property value	NA
<b>Falcon Heights</b>	\$800	NA
<b>Farmington</b>	% of # of DU/Acre	5% of gross area
<b>Forest Lake</b>	\$2,000/lot	\$2,000/Acre

<b>Greenfield</b>	\$2,030	\$500/Acre
<b>Ham Lake</b>	\$2,100/unit	NA
<b>Independence</b>	\$3,500/lot to 4.99 Acre + \$750/lot ea. Additional Acre >5	\$3,500/lot to 4.99 Acre, + \$750/lot > 5 acres
<b>Lake Elmo</b>	\$3,000/lot	\$3,000/lot
<b>Mahtomedi</b>	10% gross area subdivided or fee	7% of land value
<b>Medina</b>	8% land value, \$3,500/unit min. \$8,000/unit max.	10% of land value
<b>Minnetrista</b>	FMV based on density	
<b>New Prague</b>	Valuation x .0025	
<b>Newport</b>	10% of market value of land, appraised	
<b>Norwood Young America</b>	\$2,000	\$4,000
<b>Oak Grove</b>	\$2,000/lot or 10% of land	NA
<b>Orono</b>	8% min. \$3,250 max, \$5,500/DU	8% min., \$8,125 max. \$13,875/AC
<b>Shorewood</b>	\$2,000/unit	NA
<b>Spring Lake Park</b>	\$1,000/unit	7.5% of unimproved land value
<b>St. Anthony</b>	R-1 \$750	NA
<b>St. Micheal</b>	\$2,075	\$3,000/unit commercial; \$2,000/unit industrial
<b>St. Paul Park</b>	10%	5%
<b>Wayzata</b>	\$450-\$2,000	3.5% of land value
<b>Cities 10,000 - 20,000 Population</b>	<b>Residential</b>	<b>Commercial/Industrial</b>
<b>Andover</b>	SF/Townhome/MF \$2,732 per unit; Lot Splits \$2,732 per unit;	Commercial/Industrial \$8,192 per acre or 10% of market value of land, whichever is less
<b>Anoka</b>	\$4,700	\$2,100
<b>Chanhassen</b>	\$4,000/unit	\$10,000/Acre

<b>Columbia Heights</b>	10% of land value	10% of land value
<b>Hastings</b>	\$1,100/unit or 9-15% based on project size	10% of gross land (value assumed)
<b>Hopkins</b>	\$800 - \$1,000	5% of land value assumed
<b>Mounds View</b>	10% of FMV (assumed to be lot)	
<b>Northfield</b>	NA	Commercial 5% of gross area; und'l 2% of gross area
<b>Prior Lake</b>	\$3,750	\$4,920/Acre
<b>Ramsey</b>	\$2,200/unit	\$4,356/Acre
<b>Robbinsdale</b>	2 acre of land/100 lots or DU	
<b>Savage</b>	\$3,000/DU	\$7,000/Acre commercial; \$5,500 industrial
<b>Shakopee</b>	\$4,632/SF & duplex, \$3,860/unit MF + apts.	\$6,277/Acre
<b>Stillwater</b>	Land or \$500 - \$750/unit	7% of net land area
<b>Cities &gt; 20,000 Population</b>	<b>Residential</b>	<b>Commercial/Industrial</b>
<b>Apple Valley</b>	0.00955 AC/resident & \$150k-\$175k MF	0.00955/employee & \$100k-\$260k MF
<b>Blaine</b>	Residential \$2,813 per unit	Commercial \$7,747 per acre; Industrial \$5,166 per acre
<b>Bloomington</b>	SF \$5,400 max.; Duplex, TH \$4600; MF, Apt. \$3,600. Or 10% of raw land value, lesser of the two.	Industrial \$654/1,000 SF bldg.; Retail \$436/1,000 SF bldg.; Hotel & other \$218/1,000 SF bldg.
<b>Brooklyn Park</b>	\$3,200/lot	\$6,000/Acre
<b>Coon Rapids</b>	\$1,117/unit SF, \$760/unit MF	\$3,350/Acre
<b>Cottage Grove</b>	Residential \$3,200 per unit	Commercial/Industrial 4% of FMV of land
<b>Crystal</b>	\$1,000/DU	\$1,000/Acre



<b>Eden Prairie</b>	SF \$6,500 per unit; All Other Residential \$5,500	Office/Commercial/Industrial \$11,500 per acre
<b>Edina</b>	SF/MF/Duplex or Townhome \$5,000 per dwelling unit	Commercial \$7,100 per buildable acre; Industrial \$7,100 per buildable acre
<b>Golden Valley</b>	\$1,000/new lot	Determined by staff/city attorney
<b>Lakeville</b>	\$3,665/DU	\$5,940/industrial
<b>Maple Grove</b>	3,000/unit	\$7,000/Acre commercial; \$5,500 industrial
<b>Maplewood</b>	SF \$3,540; Duplex \$5,620; Townhouse \$2,810; Apartments 3-4 units \$2,810; Apartments 5+ units \$1,980; Mobile home \$2,600; Senior Citizen 1 bedroom unit \$1,140; Senior Citizen 2 bedroom unit \$2,080	Commercial/Industrial 9% FMV of land
<b>Minnetonka</b>	SF \$5,000 per buildable lot; Two-Family and Multiple Dwellings \$5,000 per unit	Office/Industrial \$7,000 per acre; Commercial \$8,000 per acre
<b>New Brighton</b>	\$1,500/unit	NA
<b>Oakdale</b>	Residential \$2,800 per unit	Commercial \$491 per 1,000 sq ft building
<b>Plymouth</b>	\$3,400/DU	\$7,100/Acre
<b>Roseville</b>	Residential \$3,500 per unit	Other 7% FMV of unimproved land
<b>Shakopee</b>	Residential/SF/Duplex \$5,340 per unit; MF/Apartment \$4,450 per unit	Commercial/Industrial \$6,930 per acre

<b>Shoreview</b>	Based on density + value, range 4-10% of MV	Up to 10% of MV (7% used)
<b>St. Cloud</b>	SF \$1,196 per dwelling unit; MF \$792 per dwelling unit	
<b>St. Louis Park</b>	Single-Family and Multi-Family \$1,500 per dwelling unit	Commercial/Industrial 5% of current MV of unimproved land; Trails \$225 per residential dwelling unit
<b>White Bear Lake</b>	\$1,000	\$3,500/Acre
<b>Woodbury</b>	SF/MF and Mobile Home \$3,500 per unit	Commercial/Office/Industrial \$6,000 per acre

## Assessments

Special assessments offer the best potential for adding a revenue source to the plan. A special assessment represents the portion of park improvement costs levied against benefiting property. The ability to levy assessments for park improvements is governed by Minnesota Statutes, Chapter 429. This statute defines eligible park improvements as ðacquire, improve and equip parks, open space areas, playgrounds, and recreational facilities within or without the corporate limitsö. This definition would cover the vast majority of projects anticipated by this Plan.

## Housing improvement area

The City has the power to establish a special taxing district to make improvements in areas of owner-occupied housing (Minnesota Statutes, Sections 428A.11 through 428A.21). The statute allows each city to define the nature of housing improvements. The development of a neighborhood parks and trail connections could be an eligible improvement within a housing improvement area. This tool could be used for park serving new development and for improving parks in existing neighborhoods.

A housing improvement area is a defined collection of parcels. The area may cover a single subdivision or a broader area served by a park.

The city has the power to levy a ðfeeö on the housing units in the area. This fee may work like a property tax or may be spread using another approach determined by the city. The fee can be collected through the property tax system.

The city does not have the unilateral power to establish a housing improvement area. The process must be initiated by petition of property owners. In addition, the actions to establish the area and impose the fees are subject to veto by the property owners. These potential complications become moot if the area is set up at the beginning of the

development process. Typically, there is a single property owner at this stage of the process. In existing neighborhoods, this tool allows residents to take the initiative to improve local parks.

The current law is scheduled to sunset on June 30, 2028. If this tool becomes part of the ongoing park development plans of the city, then an extension or removal of the sunset provision will be necessary after that time.

### ***Property Taxes***

Property taxes are an obvious source of revenue. For Minnesota cities, the ability to use property taxes has important considerations. The first consideration is overall financial management. Cities try to manage the overall amount of property taxes levied each year. The second consideration is the ability to levy taxes.

The ability to levy property taxes is often, but not always, controlled by State imposed levy limitations. The taxes levied for collection in 2002 and 2003 are subject to levy limits. The Legislature must take action to extend levy limits into future years.

All tax levies are subject to limitation unless specifically designated as a special levy by the Legislature. The City should anticipate that levies for park operations and annual capital improvements will be limited. Levies to pay debt service on bonded indebtedness have consistently been unrestricted.

### ***Sales Tax Expansion***

Sales Tax is another potential revenue source. The current legislation and regulation of the Sales Tax revenue is specifically dedicated to funding City Center Development and the Mankato Regional Airport. Voter and legislative approval is required if expansion to the Sales Tax is explored.

### ***Voter Approved Bonds***

Cities may seek voter approval to issue bonds for the acquisition and improvement of parks. While the City would have the ability to levy property taxes to support the bonds, park dedication fees and other available revenues could be used to offset the levy.

It is important to note that the levy to pay debt service on voter approved bonds is different from other tax levies. Most tax levies are applied to the tax capacity (taxable) value of property. The voter approved debt service levies are spread on the market value of property. This difference means that single-family homes will pay a higher portion of the overall expense with voter approved bonds.

### ***Improvement Bonds – New Subdivisions***

Cities frequently issue bonds to finance the costs of street, sanitary sewer, water and storm sewer improvements to new subdivisions. The improvement costs are assessed to property in the subdivision. The revenues from the assessments are used to support the bonds.

This same approach can be used to finance neighborhood parks and trails in new subdivisions. The most straight-forward approach would be to levy an equal (unitary) assessment on each parcel. The assessment could be for all or any portion of the improvements. At least 20% of the costs of the improvement must be assessed to gain the authority to issue bonds. If less than 100% of the costs are assessed, then park dedications fees, property taxes or other available revenues would be needed to support the debt.

A property tax levy for improvement bonds is based on tax capacity and is not subject to levy limits.

Under this approach, the City could choose to modify the park dedication policy. Some options for adjusting park dedication policies include:

- Developers could dedicate land and improvement bonds/assessments would finance park development.
- Assessments could replace park dedication. Improvement bonds/assessments would finance the acquisition and development of neighborhood parks.
- The park dedication fees could be reduced and used to finance community park and trail improvements.

This approach has several benefits:

- Neighborhood parks are available at the outset of development, instead of waiting until funds have been saved. While the assessment may increase the up-front development cost, the presence of this amenity can improve the marketability of these lots.
- Monies stay in the neighborhood. Under current policy, there is no guarantee that park dedication payments will be used in the same subdivision that paid the fees. Special assessments can only be used for the specific improvements related to the assessments.
- The revenue base for parks is expanded.

### ***Improvement Bonds – Other Parks***

Not all park needs will be in new subdivisions. The ability to levy special assessments to adjacent parcels diminishes with existing parks. It is difficult to demonstrate the economic property benefits from a rejuvenated park.

The ability to levy special assessments specifically for park improvements does not necessarily eliminate the ability to issue improvement bonds. It is possible to combine park improvements with other projects to gain the ability to issue bonds.

The statutory criteria for issuing improvement bonds is that not less than 20% of the costs of the improvement are assessed. An improvement may be a single project or several projects that have been combined. (State Law sets forth specific requirements for

combining improvements.) Once projects are combined, the statutory tests apply to the overall project and not the individual pieces.

An example of this approach illustrates the funding capacity. The City builds \$1,000,000 of public improvements (street, sewer, water) in a new subdivision. All of these costs are assessed to benefited properties. These assessments could meet the statutory test for \$5,000,000 in bonds (\$1,000,000 equals 20% of \$5,000,000). If the proper procedures are followed, the projects can be combined into a single improvement that could support up to \$4,000,000 in park costs.

The use of this approach requires careful planning and compliance with the statutory procedures for public improvements and special assessments. It is important that the various projects be considered as a single improvement from the beginning of the process.

This approach creates the capacity to borrow money for park improvements. It does not create new revenue. Park dedication fees, property taxes or other revenues will be needed to pay debt service.

### ***Housing Improvement Area Bonds***

Fees from a housing improvement area can be pledged to general obligation bonds issued to finance improvements in the area. No special authorization to issue the bonds is required after approval of the area and the fees.

### ***Charter Bonds***

The City Charter grants the authority to issue bonds that could be used for park improvements. Section 6.15 of the Charter authorizes the City Council to issue bonds not to exceed ¼ of 1% of the overall assessed value of the City in a calendar year. The use of proceeds from these charter bonds is not specified.

### ***Donations***

Community organizations and individuals provide a non-public source of funding. These organizations and individuals can be partners with the City in park development through the donation of land and the contribution of funds for the development of specific parks and park amenities. These donations may be recognized through signage or naming of the park.

### ***Outside Funding***

Non-local sources are also part of the finance tool kit. Outside funding opportunities are variable in terms of use and funding capacity. The following section describes some of the current grant programs that have application to the Plan.

Program: Natural and Scenic Area Grant Program

Granting Agency: UofM extension services/DNR

Funding: \$500,000 up to 50% of eligible costs (\$5K minimum)

Uses: Increase, protect and enhance natural and scenic areas, through the purchase of land or creation of interpretative, educational, boundary signs or protective fencing.

Requirements: At least 50% of project costs must be provided through non-state funded cash or in-kind contributions.





Program: Conservation Partners Grant Program

Granting Agency: UofM extension services/DNR

Funding: \$400,000 up to 50% of eligible costs (\$5K minimum)

Uses: Improve fish, wildlife and native plant habitats, such as resorting plan communities, reforestation protection of wetlands and water quality.

Requirements: At least 50% of project costs must be provided through non-state funded cash or in-kind contributions.

Program: Community Forest Bonding Grant Program (closed for FY 2012-2014)

Granting Agency: MN DNR

Funding: \$25,000 maximum

Uses: Planting a diverse community forest, removal and replacement of Emerald Ash Borer (EAB)-infested public ash trees, and replacement of trees lost to storms.

Requirements: No local match requirement, projects with local cash or in-kind contributions given preference.

Program: Parks and Trails Legacy Grant Program

Granting Agency: MN DNR

Funding: \$20,000 minimum award, maximum award 100% of project costs

Uses: Acquisition, development, improvement, and restoration of park and trail facilities of regional or statewide significance

Requirements: No local match requirement, projects with local cash or in-kind contributions given preference. Preference given to priority projects identified in State Parks and Trails Legacy Plan. Local entity must commit to 20 year plan for maintenance of project area.

Program: Minnesota ReLeaf Program

Granting Agency: MN DNR

Funding: \$15,000

Uses: Planting and caring for trees

Requirements: At least 50% of project costs must be provided through non-state funded cash or in-kind contributions.

Program: Outdoor Recreation Grant Program

Granting Agency: MN DNR

Funding: Maximum 50% of project costs.

Uses: Increase and enhance outdoor recreation facilities including acquisition, development and redevelopment

Requirements: 50 % local match, minimum project cost of \$10,000 total. Funding priority given to projects included in 2008-2012 State Comprehensive Outdoor Recreation Plan (SCORP).

Program: Environmental Education

Granting Agency: EPA

Funding: \$5-25K average

Uses: Provide financial support for projects which design, demonstrate or disseminate environmental education practices, methods or techniques.

Requirements: 25% matching share required

Program: Non-point Source Water Pollution Control



Granting Agency: EPA

Funding: Variable, past awards for all states have ranged from \$20,000 to \$1,000,000

Uses: Implementation of state nonpoint source pollution control

Requirements: 40% matching share required.

## Funding Framework

The Plan provides a springboard to implementation. Improvement projects must be matched with finance tools to create a comprehensive and sustaining program. No single approach can (or should) finance all necessary improvements. Implementation must seek solutions that:

- Make best use of limited financial resources.
- Allow the City to undertake improvements in a timely manner.
- Equitably spreads the costs among the various users and beneficiaries of the system.
- Creates sustainable support for the park system.

The remainder of this section describes a funding framework that could be used to achieve these objectives.

### Neighborhood Parks

The Plan calls for neighborhood parks to be located within a one-half mile radius of all homes. Park dedication and general revenues have been the primary tools for the development of neighborhood parks. This approach has several limitations:

- Not every subdivision contains land needed for a neighborhood park.
- Even if the subdivision contains the proper park site, the area requirements for a neighborhood park often exceed the dedication requirements for a single subdivision.
- The park dedication program does not produce sufficient money to finance both acquisition and development costs.
- The ability to fund neighborhood parks solely through park dedications is constrained by State Law governing dedication.

This funding framework relies on two funding strategies for neighborhood parks. Park dedication would be used to acquire sites. Special assessments or housing improvement areas are used for park development.

The Plan establishes the park purposes that serve as the framework for park dedication. The Plan seeks to serve all residential property with a neighborhood park. A neighborhood park (as defined in the park classification standards) requires 5 to 10 acres of land.

### Acquisition of Sites

The service area for a neighborhood park extends for a radius of 1/2 mile. This service area covers approximately 500 acres. If a new subdivision fills the entire service area of



a neighborhood park, then the land dedicated would be sufficient for a neighborhood park. Actual development is rarely this straight-forward.

At an average density of three units per acre, the service area contains 1,500 homes. Most subdivisions are smaller. While an entire development area may call for a neighborhood park, all of the land is not platted at once. Subdivision (and development) occurs in phases. The best site for a park may not be located in the initial phase of subdivision.

Unless the subdivision contains a desired park site, the city has little reason to receive dedicated land. In these cases, park dedication should be in the form of a cash payment that will be used to acquire land.

A subdivision might contain a park site, but not be of sufficient size to fill the entire service area. It is not reasonable to require this subdivision to dedicate the entire park site. The city would use park dedication fees from the other development phases in the service area to purchase sufficient adjacent land to meet the needs of a neighborhood park.

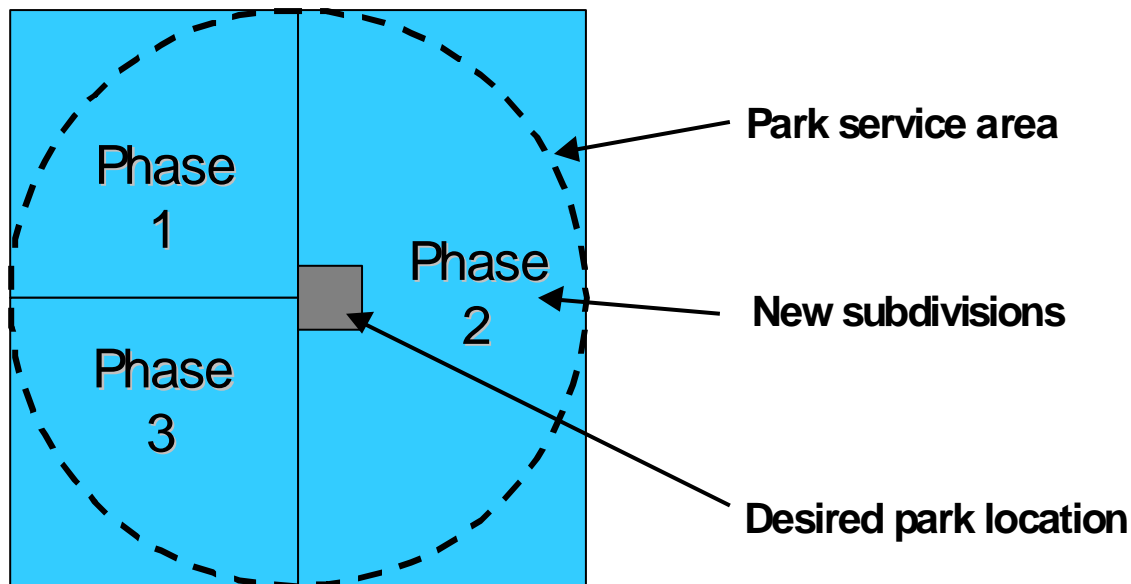
An example illustrates this approach to park dedication. A 500-acre tract of land is developed in three phases. The identified park site is located in the third phase area. Assuming a hypothetical raw land cost of \$30,000, the acquisition cost of a 10-acre neighborhood park site would be \$300,000. Pro-rating the site cost over the entire service area creates a payment in lieu of dedication equal to \$1,500 per acre.

The subdivision of Phases 1 and 2 would require cash payments. The amount of the payment is equal to the development area multiplied by the park dedication factor. The park site would be obtained in conjunction with the platting of Phase 3. Two acres (the pro-rata share for Phase 3) would be acquired through dedication. The remaining eight acres would be acquired using the cash payment received in the previous phases.

Given these considerations, the application of a park dedication fee program for new residential subdivisions would include the following steps:

1. Establish a location and service area for the neighborhood park connected to each subdivision.
2. Determine the fair market value of the park site and calculate the per acre cost factor (fair market value divided by service area).
3. If the subdivision does not contain the designated park site, then a cash payment is due. The cash payment is equal to the area of the subdivision multiplied by the per acre cost factor.

4. If the subdivision contains the park site, then the developer dedicates a pro-rata share of the park site (area of park site multiplied by share of subdivision in park service area). Monies received from previous park dedication payment are used to acquire the remainder of the park site from the developer.



The actual application of this approach to park dedication should also consider the following issues:

- The timing of subdivision and site acquisition creates financial management issues. If the park site is located in Phase 1, then other monies will be needed complete the acquisition. The money could come from balances in the Park Dedication Fund or loan from another fund. The cash payment from subsequent subdivision within the park service area would be used to replenish the advanced funds.
- Acquisition in future phases creates cost uncertainty. Inflation could increase the fair market value of the land. If the service area is developed with a single owner, then the terms of park acquisition can be negotiated at the outset of development. If different property owners are involved, then the payments from initial subdivisions should consider the fair market value of land at the time of actual acquisition.

### **Park Development**

While this approach provides desirable sites for neighborhood parks, it offers no assistance in converting the property from raw land into park. This funding framework proposes the treatment of park improvements as essential elements of new development in the same manner as streets, sewer and water. The improvements are made at the outset of development and the costs are assessed to benefiting properties. The use of special assessments provides several distinct benefits.

- The costs are borne by the properties in the area that receive the most benefit from the neighborhood park.

- General city revenues are saved for other park needs.
- This approach ensures that parks are built and available to all new neighborhoods.
- The immediate presence of a park should be an asset in marketing the lots for development.

As with land acquisition, service area and timing issues require careful consideration. The boundaries of the subdivision and the park's service area may not be the same. The initial subdivision in the service area may not contain the park site to be developed. Use of this approach requires compliance with the improvement/assessment procedures in Minnesota Statutes, Chapter 429. Necessary park development costs must be included in the improvement procedures as infrastructure is built in the service area.

The actual policies to implement this strategy must address the potential for subdivisions where the developer builds the necessary street, sewer and water improvements. Developer built improvements do not limit the ability of the City to build and assess park improvements. The issue is more related to procedure than authority.

In this scenario, there are no other public improvements working through the 429 process. The City would need to initiate and conduct the needed 429 steps solely for the park improvements.

A variation of this approach may be needed to allocate costs to future land development served by such a neighborhood park. For these subdivisions, a cash park dedication fee could be employed. The fee would be equivalent to the pro-rate site and development costs for this subdivision.

The establishment of a housing improvement area provides a creative alternative to special assessments. A housing improvement area could be established over the entire service area of a park, not just the initial subdivision. It solves the problem allocating costs to future development served by a park. The fee to pay for the park improvements would be spread over all properties in the housing improvement area. Most special assessments would be prepaid at the time of development, adding to the initial cost of housing. A housing improvement area fee does not require prepayment, unless desired by the city. It may also be possible to use a housing improvement area to pay for costs of maintaining the park and for funding a reserve for future replacement of equipment.

Since the creation of a housing improvement area requires a petition of the property owners, this action should occur in conjunction with platting. This timing allows the City to deal with a single property owner.

### ***Neighborhood Park Rehabilitation***

Both housing improvement areas and special assessments can be used to finance park improvements in existing neighborhoods. The same basic approach applies in existing neighborhoods. The cost of the park improvements are spread across properties in the service area of the park.



This approach to park rehabilitation could be property owner driven. Property owners must petition the City to establish a housing improvement area. Petitions can also be used to initiate the 429 improvement process. A more grassroots approach to funding allows neighborhoods to create some ownership in the park improvements. By requesting the improvements, the property owners also accept some responsibility to help pay for the improvements.

Like the reconstruction of other public improvements, it may be difficult for property owners to take on the cost of the project. A reduced assessment share could be used to provide an incentive for park rehabilitation. Special assessments are not an all or nothing proposition. The legal constraint is that the assessment cannot exceed the benefit received (as measured by increase in market value). Within this parameter, local policy determines how much and what method to use in levying special assessments. A minimum of 20% of the cost of the improvement must be assessed if the City plans to issue general obligation bonds for the improvements.

Another alternative to special assessments would be to develop a Capital Infrastructure Program (CIP) to address the needed and future improvements required to the Neighborhood Parks. The funding source for the CIP would be from the General Fund. The CIP would guide the needed improvements but may be subject to delay or postponement.

### ***Commercial Development***

Non-residential properties require a different approach for park dedication. Commercial and industrial developments do not require a neighborhood park. The dedication of land and the assessment of development costs would not apply. It is clear, however, that non-residential properties benefit from a good park system, quality trails and facilities that can accommodate regional and state athletic events. Non-residential development should bear a portion of the costs for such improvements.

The park system is part of the quality of life that attracts and keeps residents in Mankato. These residents provide the market and job base for local businesses. Community facilities bring people into Mankato and provide the opportunity to buy goods and services. Trails provide another form of connection and access between residential neighborhoods and commercial districts.

Subdivisions for commercial and industrial properties could be assigned park dedication fee on an equivalent basis to residential properties. The concept of residential equivalency is commonly used in capital charges for sewer and water systems. Using this approach requires a means of determining the applicable residential equivalency for commercial development. There are a variety of ways to calculate the amount of a commercial park dedication fee. One option is to determine the land dedication value and park development costs of the property if it were developed for residential purposes. Another option is to determine the pro-rata land and park development costs for a typical residential unit. This unit would be used to allocate a park dedication fee according to the size (square feet) of development.

## **Community Facilities**

A wide range of future park system improvements serve and benefit the broader community. Improvements that benefit the community are well suited to funding with general revenues of the City. There is no single funding option that fits these projects. In planning to undertake community facilities, several strategies will effectively guide financial decision making:

- Budget and undertake smaller projects through the Capital Infrastructure Program. This step identifies the projects that cannot be undertaken within the constraints of the annual budget.
- Determine, as a matter of policy, if any community projects can be financed through bonds that have not been submitted to the voters. The City has the authority to issue bonds for park improvements that do not require voter approval. The City Council should determine the debt guidelines for park improvements. These guidelines will help make effective financial planning decisions about park improvements.
- Seek collaborative solutions with the School District, the County, the University, North Mankato, and other potential partners. It is important to view community parks, open space and recreational facilities in broad terms. A variety of other entities play a role in the development and use of these facilities. A philosophy of collaborative solutions allows the City to leverage limited financial resources into the greatest amount of park improvements.
- Sales Tax expansion is another potential funding source. The current legislation and regulation of the Sales Tax revenue is specifically dedicated to funding City Center Development and the Mankato Regional Airport. Voter and legislative approval is required if expansion to the Sales Tax is explored.

## **User Support**

Achieving the objectives of this plan requires a balanced approach to financing. General city revenues, such as the property tax, should not be viewed as sole source of funding. Making best use of all available funding sources will be a key strategy for implementing the plan.

Where possible, plan implementation should seek the financial support of user groups related to the improvements. Local athletic associations can play a role in fundraising for capital improvements. User fees should be an important part of financing facility maintenance. User fees often pay a large portion of the operating costs for ice arena and other indoor facilities. This approach can be extended to outdoor facilities used for organized sports.

## Capital Improvement Project Descriptions

### Parks Capital Infrastructure Program Total - \$12,976,500

Below is a listing of improvements programmed for the Mankato City Parks System. The listing includes the park name, development needed, estimated cost, and a brief descriptive of the improvement to be undertaken. The anticipated cost to make all of the improvements is \$12,976,500. The improvements should be made in the 5 to 10 year timeframe and funding sources for the improvements will need to be examined:

PARK	FUTURE DEVELOPMENT	COST	COMMENTS
<b>NEIGHBORHOOD MINI PARKS</b>			
ANDERSON	NEW PARK SIGN	\$5,000	New signage
BIENAPHL	TRAIL	\$8,000	Minor improvements such as a trail and landscaping will improve the appearance of this aging park.
	LANDSCAPING	\$3,000	
	NEW PARK SIGN	\$5,000	
COLUMBIA	NEW PLAYGROUND	\$85,000	The replacement of aging, unsafe play equipment and adding usable amenities will enhance the appearance of this park and make it a focal point of the neighborhood.
	SHELTER	\$65,000	
	TABLES/BENCHES/GRILL	\$10,000	
	TRAIL	\$7,000	
	LANDSCAPING	\$3,000	
	NEW PARK SIGN	\$5,000	
DOTSON	NEW PARK SIGN	\$5,000	New signage
HERITAGE ESTATES	NEW SWINGS	\$5,000	Replacing the current playground surface area will bring this park into compliance with CPSC (Consumer Products Safety Commission) standards.
	NEW PLAYGROUND SURFACE AREA	\$20,000	
	NEW PARK SIGN	\$5,000	
SOUTHVIEW	PASSIVE SITTING AREA	\$20,000	Developing this park will become a gathering space and become space.
	NEW PLAYGROUND (2-5 yr olds)	\$80,000	
	TREES/BENCHES/TABLES/GRILL	\$10,000	
	PARK SIDEWALK	\$10,000	
	NEW PARK SIGN	\$5,000	
WEST MANKATO	NEW PARK SIGN	\$5,000	New park signage

PARK	FUTURE DEVELOPMENT	COST	COMMENTS
<b>UNDEVELOPED PARKS</b>			
CARNEY	NEW PARK SIGN	\$5,000	
HERON	NEW NEIGHBORHOOD PARK	\$400,000	Located adjacent to the CAF
KEARNEY	NEW NEIGHBORHOOD PARK	\$400,000	A small mini neighborhood park with a few proposed amenities including paved trail around a storm water pond, dock, play structure, and pickleball court .

<b>NATURAL SCENIC RESOURCES AREAS</b>			
PIONEER	NEW PARK SIGN	\$5,000	
RASMUSSEN	NEW PARK SIGN	\$5,000	
	TOTAL	\$12,976,500	

PARK	FUTURE DEVELOPMENT	COST	COMMENTS
<b>NEIGHBORHOOD PARKS</b>			
ALEXANDER	NEW PARK SIGN	\$5,000	
BUSCHER F.A.	RE-GRADING GREEN SPACE (PLAYFIELD)	\$40,000	Regrading the open space area currently used for soccer practices will reduce the potential for injuries. Replacing the current playground surface area will bring this park into compliance with CPSC standards.
	NEW PLAYGROUND SURFACE AREA	\$20,000	
	NEW PARK SIGN	\$5,000	
COUNTRY CLUB	RESTROOMS	\$80,000	This well developed park needs restrooms and can support the addition of a 9-hole disc golf course.
	DISC GOLF COURSE	\$5,000	
	NEW PLAYGROUND SURFACE AREA	\$20,000	
	NEW PARK SIGN	\$5,000	
ERLANDSON	NEW INCLUSIONARY PLAY EQUIPMENT	\$90,000	This centrally located park has many amenities that need updating. This is a great potential location for mixing new inclusionary play equipment with existing equipment.
	NEW PLAYGROUND SURFACE AREA	\$20,000	
	NEW PARK SIGN	\$5,000	
HIGHLAND	NEW NEIGHBORHOOD MEETING BUILDING WITH RESTROOMS	\$300,000	This existing shelter building was damaged by fire and despite the repairs, there is a strong smoke odor in the under-sized building. Consideration should be given to replacing the existing building with a larger building to accommodate family and group gatherings. The current playground equipment is no longer compliant with CPSC requirements.
	DECORATIVE LIGHTS	\$30,000	
	NEW PLAYGROUND EQUIPMENT	\$230,000	
	NEW PARK SIGN	\$5,000	
LIONS	SMALL PARKING LOT	\$60,000	This passive park has a playground and trail amenities. Suggested improvements include a new playground surface area and adding a small parking lot on the north side of park. This park is also a possible location for a 9-hole disc golf course and a dog park.
	NEW PLAYGROUND SURFACE AREA	\$20,000	
	DOG PARK	\$35,000	
	DISC GOLF COURSE	\$5,000	
	NEW PARK SIGN (2)	\$10,000	
STOLTZMAN	NEW PARK SIGN	\$5,000	
TRAIL CREEK	RESTROOMS	\$80,000	This new park is currently under development. It is a neighborhood park that will also serve as a "trail head" for the Sakata State Trail that is adjacent to the park. Consideration should be given to adding a restroom facility to serve local park and trail users.
	TRAIL	\$30,000	
	TURF	\$15,000	
	PARKING	\$20,000	
	NEW PARK SIGN	\$5,000	

WASHINGTON	ORNAMENTAL LIGHTS	\$50,000	This linear passive park has small walkways, benches and old playground equipment. Ornamental lighting, new benches, wider sidewalks and a new playground surface area will enhance the appearance of this park.
	BENCHES	\$5,000	
	NEW PLAYGROUND SURFACE AREA	\$20,000	
	NEW PARK SIGN	\$5,000	
WINGS OVER WHITE OAKS	NEW PARK SIGN	\$5,000	

PARK	FUTURE DEVELOPMENT	COST	COMMENTS
<b>ATHLETIC FIELDS</b>			
COMMUNITY ATHLETIC FIELDS	3 NEW T-BALL . LITTLE LEAGUE FIELDS (undeveloped area . grading, tile, irrigation, turf, back stops, skinned infield, etc.)	\$300,000	This state of the art youth athletic complex serves local youth baseball needs including numerous tournaments that attracts teams from all-over the mid-west. It is recommended to finish grading the undeveloped fields on the east side of the complex. MAYBA is interested in assisting the City with the purchase and installation of batting cages, additional backstops, bases, and new foul line poles.
	BATTING CAGES	\$10,000	
	FOUL POLES	\$22,000	
	DRINKING FOUNTAINS	\$30,000	
	PLAY EQUIPMENT FOR TODDLERS	\$75,000	
	LIGHTS ON TWO FIELDS	\$150,000	
	NEW PARK SIGN	\$5,000	
	SMALL PARKING LOT	\$200,000	
FRANKLIN-ROGERS FIELD	DRAINAGE SYSTEM/FIELD IMPROVEMENTS	\$150,000	The field conditions at Franklin-Roger Field have deteriorated to the point that field cannot be maintained. In order to continue attracting and hosting NCAA Play-offs and Northwoods League Baseball, the City needs to invest in updating the playing field so it's safe, playable and conducive for top level baseball. Renters of the field are interested in making investments to improve the concessions, restrooms and seating. Improving the playing field and installing below ground level dugouts are a high priority.
	FENCING	50,000	
	DUGOUTS	\$40,000	
	ADDED SEATING FOR 800	\$150,000	
	NEW CONCESSION STAND/RESTROOMS	\$500,000	
	ADDED PARKING LOT	\$200,000	
	NEW PARK SIGN	\$5,000	
JAYCEE	NEW OUTFIELD FENCING & BACKSTOPS	\$70,000	The City and Men's Softball recently partnered to install drain tile on all 3 softball fields making them less susceptible to rain-outs and cancellations. Upgrades to the concession/restrooms building and playground equipment are much needed.
	UPGRADE CONCESSION STAND & RESROOMS	\$85,000	
	NEW PLAY EQUIPMENT	\$50,000	
	NEW PLAYGROUND SURFACE AREA	\$20,000	



	NEW PARK SIGN (2)	\$10,000	
THOMAS	NEW PARK MASTER PLAN	\$20,000	With the new Community Athletic Fields (CAF) completed, there is interest in a similar complex to accommodate youth fast pitch softball. Thomas Park would be a great site to develop a first class softball complex. There is an existing championship level field used by the Mankato East High School. The three unfenced fields to the north can be reconfigured into a "wheel" with additional parking and concession stand/restrooms.
	3 RE-CON FASTPITCH SB FIELDS	\$400,000	
	PARKING & ROADWAY	\$90,000	
	RESTROOM/CONCESSION STAND	\$350,000	
	NEW PARK SIGN	\$5,000	

PARK	FUTURE DEVELOPMENT	COST	COMMENTS
<b>COMMUNITY PARKS</b>			
KIWANIS	DOG OBSTACLE COURSE	\$15,000	There is a lot of interest from local mountain bike riders to construct trails within the undeveloped areas of the park. Volunteers are active in the construction of the trails. The Kiwanis Club would like to contribute time and materials to improving the archery range and the dog park. Expanding the off-leash area for dogs should be explored as well.
	MOUNTAIN BIKE SKILLS COURSE	\$5,000	
	MOUNTAIN BIKE BUMPER+ TRACK	\$15,000	
	UPGRADE ARCHERY RANGE	\$3,000	
LAND OF MEMORIES	UPGRADE EXISTING SHOWER/RESTROOMS	\$200,000	This park is susceptible to flooding. It is heavily used by campers, soccer players, disc golf players and fishermen who launch their boats at LOM. LOM is a popular facility for hosting special events such as tournaments, Pow Wows, "cook-offs", running and walking events. The playground needs replacing; the restroom/shower building needs upgrading and additional restrooms are needed by the soccer fields. The trail bridge will connect LOM & Sibley Parks. Legacy Grant funds should be pursued. Expanding the off-leash area for dogs should be explored as well.
	NEW RESTROOMS BY SOCCER FIELDS	\$300,000	
	UPGRADE OF ELEC POWER TO ALL CAMPSITES	\$40,000	
	NEW PLAYGROUND EQUIPMENT	\$230,000	
	TRAIL BRIDGE CONNECTING TO SIBLEY PARK	\$2,500,000	
	NEW PARK SIGN	\$5,000	
RIVERFRONT	CONCESSION STAND	\$300,000	
	RESTROOMS - GRAND LAWN	\$500,000	
HINIKER PARK	NEW PLAYGROUND EQUIPMENT	\$90,000	Hiniker Park has seen a significant rise in the number of visitors for swimming and picnicking. Adding play equipment for 2-5 years olds will make it more attractive to young families. Adding sand volleyball courts and outdoor 3/wall Handball & Racquetball courts will bring different users to the park for health related activities. Primary funding would come from local organizations.
	OUTDOOR 3-WALL HANDBALL/RACQUETBALL CTS.	\$80,000	
	SAND VOLLEYBALL COURTS	\$500	
	NEW PARK SIGN	\$5,000	
SIBLEY	RE-DESIGN ED BERGOLA+ HILL SITE	\$300,000	
	ROADWAY CURB	\$300,000	
	IRRIGATION FOR 3 SOFTBALL FIELDS	\$40,000	
TOURTELLOTTE	UPGRADE SOFTBALL FIELD FENCING/IRRIGATION/LIGHTS	\$150,000	This softball field is heavily used but it needs considerable upgrading such as new fencing, lights and

	MUNICIPAL POOL UPGRADE	\$2,500,000	irrigation. A recent feasibility study was conducted on the municipal Pool. It recommends upgrading the mechanical system and the pool building and adding new amenities such as a splash pad or waterslide. A group of local pickle ball players have organized and requested that the under-utilized tennis courts be transformed into pickle ball courts. The two tennis courts can be converted into eight pickle ball courts. Pickle ball is very popular among senior citizens and is growing exponentially.
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***Appendix A. Individual Park Plans and Facilities***

***Appendix B. Other Area Recreational Opportunities***

***Appendix C. Workshop Summaries***

***Appendix D. Open House Summaries***

***Appendix E. Park Maintenance Table***

***Appendix F. Park Maintenance Plan***

***Appendix G. Pool Study (Tourtellotte/Indoor and Outdoor Facility)***

***Appendix H. Facility Study and Ice Sheet Analysis Study***

***Appendix I. Market Analysis for Proposed Sports Complex***

***Appendix J. Memorials and Statues***



## OPERATIONS AND MANAGEMENT PLAN

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Alexander Park	Neighborhood Park	5 acres

### PURPOSE:

Alexander Park receives a considerable amount of use by neighborhood residents, but does not have the well developed turf or irrigation system.

### DESCRIPTION:

The park existed prior to 1976, but was improved by the bond issues. The park is used for one hockey rink and one passive rink, plus warming shelter. There is a garage that is utilized for storage of equipment. Dedicated as C.D. Alexander Park in 1988, former Police Chief for Mankato. A new parking lot was added in 1989.

Alexander Park is a neighborhood park used for a number of recreational amenities. The property contains a playground, shelters, restrooms, skating rink, trails, ball field, basketball court and tennis courts.

### OPERATIONS:

#### Staff

1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.

#### Rules

1. Please refer to the Standard Park Rules.

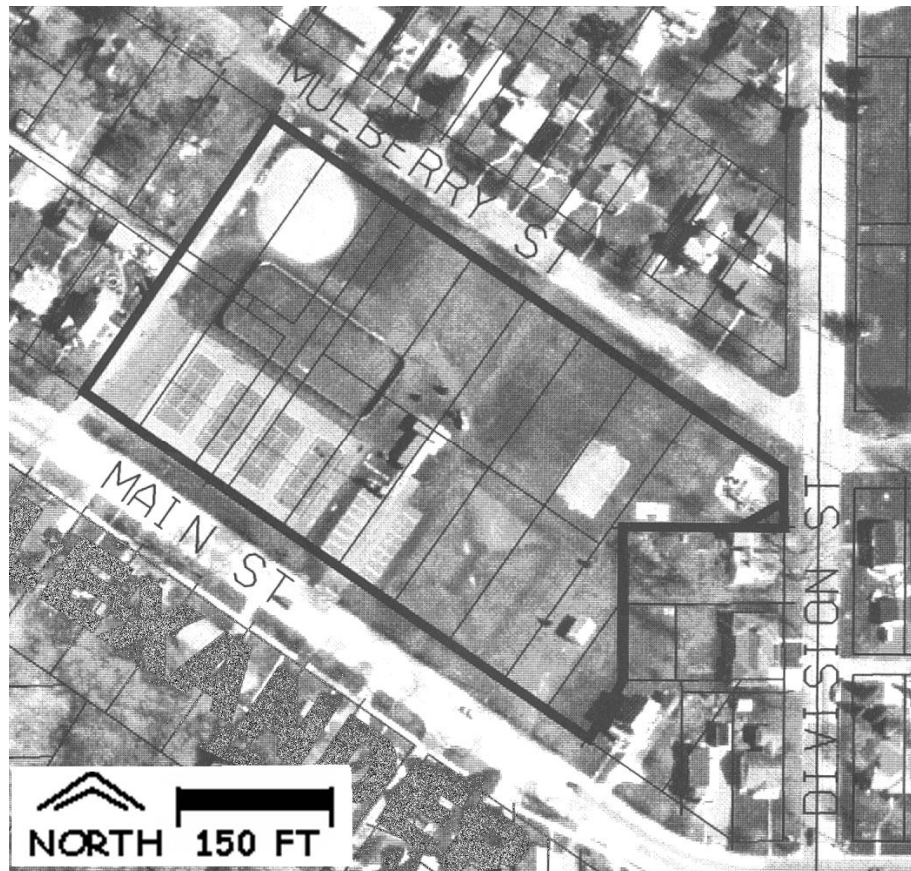
### CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)

#### Operations and Maintenance:

1. Alexander Park receives minimum landscaping, regular scheduled litter control and trash removal, and has limited development of park facilities (vault toilets, picnic shelters).

#### Resource Development:

1. New park sign (\$5,000)



#### Recreational Development

Little League baseball field ó 1  
 Basketball Court ó 1 ( 3,149 sq. ft.)  
 Ice Rink ó 2 ( hockey & passive  
 Tennis Courts ó 4 ( lighted- 24,000 sq. ft.)  
 Bleachers ó 2

#### Picnic facilities

Picnic tables ó 10  
 Shelters ó 1 (1988 ó 1,293 sq. ft.)  
 Benches ó 2  
 Restrooms  
 Garbage cans ó 3

#### Playground Equipment

Play structure ó 1  
 Swings ó 2  
 Tire swing - 1

#### Parking

Lot 1 ó 18 stalls  
 Lot 2 ó 10 stalls  
 Street ó 30 stalls  
 Handicap ó 1 stall

#### Amenities

Monument ó 1  
 Trees ó 43  
 Green space

Anderson Park  
Neighborhood Mini Park  
Anderson Dr. &  
Dickinson St.

0.99 acres

OPERATIONS AND MANAGEMENT PLAN

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Anderson Park	Neighborhood Mini Park	0.99 acres

PURPOSE:

Anderson Park receives a considerable amount of use by neighborhood residents, but does not have the well developed turf or irrigation system.

DESCRIPTION:

The park is directly across from Immanuel-St. Joseph’s Hospital. It is maintained as a very passive park with minimum playground equipment and group use. The hospital uses the park on a limited basis. This is a neighborhood park used mainly for resting and picnicking. The park is shaded by mature oaks..The property contains swings, picnic tables, grills, gazebo, and green space.

OPERATIONS:

Staff

1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager’s office. All management activities will be reviewed by the City Manager’s office before being undertaken.

Rules

1. Please refer to the Standard Park Rules.

CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)

Operations and Maintenance:

1. Anderson Park receives minimum landscaping, regular scheduled litter control and trash removal, and has limited development of park facilities.

Resource Development:

1. New park sign (\$5,000)



Playground Equipment

Bench swings ó 2

Picnic Facilities

Gazebo ó 1

Picnic tables ó 2

Grills ó 1

Garbage cans ó 1

Parking

Street ó 10 stalls

Amenities

Mature trees ó15

Green spaces

Sidewalks ó 1,265 sq. ft.



OPERATIONS AND MANAGEMENT PLAN

PARK NAME:	CLASSIFICATION:	EXISTING ACRE AGE:
Bienapfl Park	Neighborhood Mini Park	1.64 acres

**PURPOSE:**

Bienapfl Park receives a considerable amount of use by neighborhood residents, but does not have the well developed turf or irrigation system.

**DESCRIPTION:**

This neighborhood park was developed by the 1976 bond issue. The park is maintained as a play lot. No scheduled ball games have been played, although practice sometimes occurs. There are picnic shelters available. The property provides a number of recreational amenities including a ball field, swing set, playground, shelter, grill, and green space.

**OPERATIONS:**

**Staff**

- The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.

**Rules**

- Please refer to the Standard Park Rules.

**CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)**

**Operations and Maintenance:**

- Bienapfl Park receives minimum landscaping, regular scheduled litter control and trash removal, and has limited development of park facilities.

**Resource Development:**

- New park sign (\$5,000)
- Trail (\$8,000)
- Landscaping (\$3,000)



**Recreational Development**  
Sandlot ball field with backstop

**Playground Equipment**  
Swing set ó 1  
Play structure ó 1  
Climber - 1

**Picnic Facilities**  
Bench ó 1  
Shelter ó 1 (615 sq.ft.)  
Grill - 1

**Parking**  
Street ó 30 stalls

**Amenities**  
Trees ó12  
Green Space

**Buscher Park**  
**Neighborhood Park**  
*Ledlie Lane*

*11.04 acres*

# OPERATIONS AND MANAGEMENT PLAN

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Buscher Park	Neighborhood Park	11.04 acres

**PURPOSE:**

Buscher Park receives a considerable amount of use by neighborhood residents, but does not have the well developed turf or irrigation system.

**DESCRIPTION:**

Land donated and dedicated between 1990 and 2002. In 1993 the Buscher family dedicated a restroom and picnic shelter for the park. There are picnic shelters available. The property provides a number of recreational amenities including a ball field, playground, swings, shelter, and green space.

**OPERATIONS:**

**Staff**

1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.

**Rules**

1. Please refer to the Standard Park Rules.

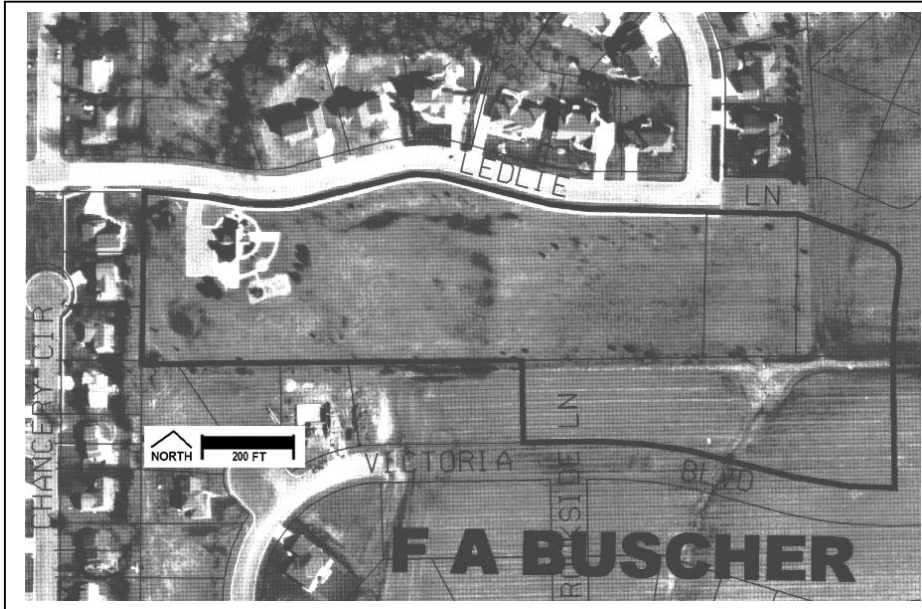
**CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)**

**Operations and Maintenance:**

1. Buscher Park receives minimum landscaping, regular scheduled litter control and trash removal, and has limited development of park facilities.

**Resource Development:**

1. Re-grading Green Space (Playfield) (\$40,000)
2. New Playground Surface Area (\$20,000)
3. New Park Sign (\$5,000)



**Recreational Development**

Ball field ó 1  
Basketball court ó 1  
Soccer field & goal ó 1

**Playground Equipment**

Play structure ó 1  
Swings -1

**Picnic Facilities**

Shelter ó 1  
Picnic tables ó 4  
Restrooms ó 2  
Garbage cans - 1

**Parking** ó 8,468 sq. ft.

Lot ó 8 stalls  
Handicapped - 1

**Amenities**

Trees ó99  
Green space  
Landscaped area  
Flower beds  
Sidewalk ó 4,320 sq. ft.  
Monument -1

OPERATIONS  
PLAN

MANAGEMENT

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Carney Park	Undeveloped	1.4 acres

**PURPOSE:**  
Carney Park receives the least amount of maintenance and is yet to be developed.

**DESCRIPTION:**  
This park is almost entirely in a ravine and has poor access. West Mankato bike trail leads to the park. Until the park has an access that will allow people to get to it, the use is very limited. The best use presently would be a picnic site for the end of the West Mankato Trail. The property provides passive green space.

**OPERATIONS:**

**Staff**

1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.

**Rules**

1. Please refer to the Standard Park Rules.

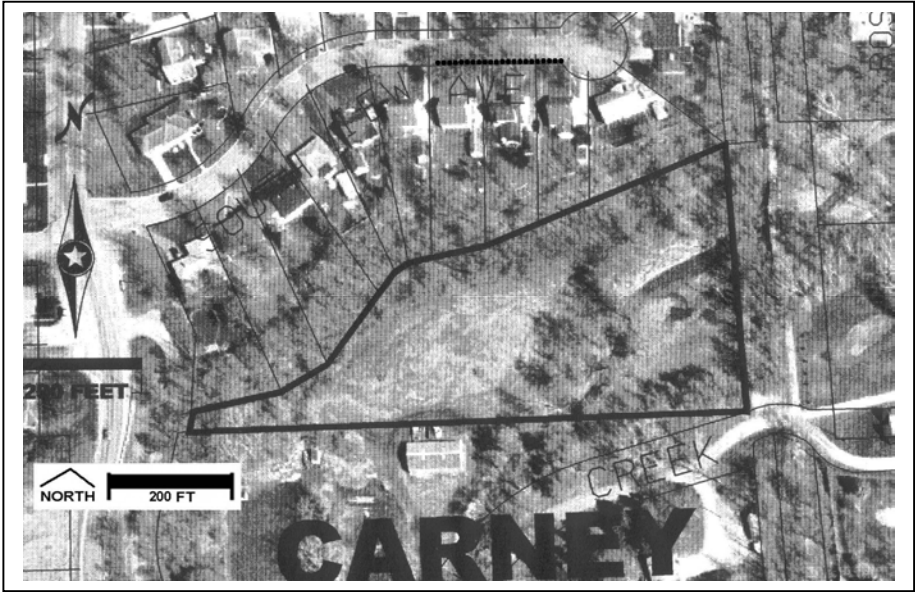
**CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)**

**Operations and Maintenance:**

1. Carney Park is mowed at strategic areas such as along trails or roadways.
2. Carney Park also receives regular litter control and trash removal and encourages native grasses, wildflowers and native trees to develop naturally.

**Resource Development:**

1. New Park Sign (\$5,000)



**Amenities**  
Passive Green Space  
Paved Trails



**Heron Park**  
**Undeveloped**  
*Heron Drive*

3.6 acres

## OPERATIONS AND MANAGEMENT PLAN

<b>PARK NAME:</b>	<b>CLASSIFICATION:</b>	<b>EXISTING ACREAGE:</b>
Heron Park	Undeveloped	3.6 acres

**PURPOSE:**

Heron Park receives the least amount of maintenance and is yet to be developed.

**DESCRIPTION:**

This park is yet to be developed and will be located adjacent to Community Athletic Fields. The property provides passive green space

**OPERATIONS:**

## Staff

1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.

## Rules

1. Please refer to the Standard Park Rules.

### CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)

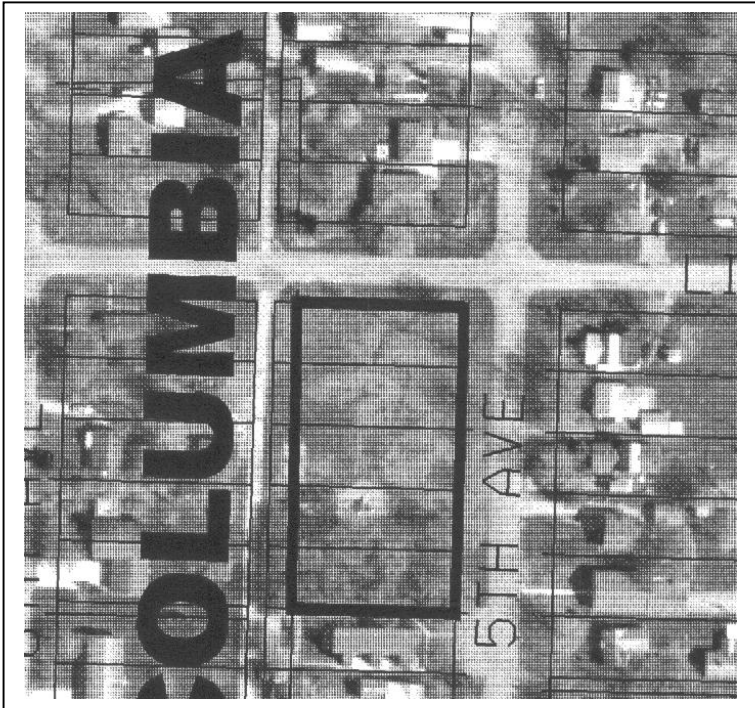
### Operations and Maintenance:

1. Heron Park is mowed at strategic areas such as along trails or roadways.
2. Heron Park also receives regular litter control and trash removal and encourages native grasses, wildflowers and native trees to develop naturally.

**Resource Development:**

1. New Neighborhood Park (\$40,000)





**Recreational Development**

Play unit (1989)

**Playground Equipment**

Swing set ó 1  
Play structure ó 1  
Slides - 1

**Parking**

Street ó 16 stalls

**Amenities**

Trees ó8  
Green Space  
Garbage can - 1

**OPERATIONS AND MANAGEMENT PLAN**

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Columbia Park	Neighborhood Mini Park	1.14 acres

**PURPOSE:**

Columbia Park receives a considerable amount of use by neighborhood residents, but does not have the well developed turf or irrigation system.

**DESCRIPTION:**

Columbia Park was developed in 1976. The property provides a playground and green space.

**OPERATIONS:**

**Staff**

1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager’s office. All management activities will be reviewed by the City Manager’s office before being undertaken.

**Rules**

1. Please refer to the Standard Park Rules.

**CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)**

**Operations and Maintenance:**

1. Columbia Park receives minimum landscaping, regular scheduled litter control and trash removal, and has limited development of park facilities.

**Resource Development:**

1. New Playground (\$85,000)
2. Shelter (\$65,000)
3. Tables/Benches/Grill (\$10,000)
4. Trail (\$7,000)
5. Landscaping (\$3,000)
6. New Park Sign (\$5,000)

**Columbia Park**  
**Neighborhood Mini Park**  
*5<sup>th</sup> Avenue and Lind Street*

*1.14 acres*



OPERATIONS AND MANAGEMENT PLAN

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Country Club Park	Neighborhood Park	4.3 acres

Country Club Park  
Neighborhood Park  
101 Pebble Creek Drive

4.3 acres

PURPOSE:

Country Club Park receives a considerable amount of use by neighborhood residents, but does not have the well developed turf or irrigation system.

DESCRIPTION:

Developed as part of Mankato's parkland dedication ordinance, which sets aside 5% of development properties for parks use or green space. The property provides a number of recreational amenities including a playfield, basketball court, paved trails, and playground.

OPERATIONS:

Staff

1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.

Rules

1. Please refer to the Standard Park Rules.

CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)

Operations and Maintenance:

1. Country Club Park receives minimum landscaping, regular scheduled litter control and trash removal, and has limited development of park facilities.

Resource Development:

1. Restrooms (\$80,000)
2. Disc Golf Course (\$5,000)
3. New Playground Surface Area (\$20,000)
4. New Park Sign (\$5,000)



Playground Equipment

Swings 6 4  
Play structure 6 1  
Slides - 5

Parking

Off-Street 6 13 stalls

Amenities

Picnic Shelter - 1  
Playfield with backstop - 1  
Basketball Court (Full) - 1  
Garbage Cans - 5  
Picnic Table - 10  
Shelter - 1  
Gazebo - 1  
Porta Potty - 1  
Paved Trails



**Picnic Facilities**

Bench ó 1  
Garbage can ó 1

**Parking**

Street ó 6 stalls

**Amenities**

Trees ó 8  
Green Space

# OPERATIONS AND MANAGEMENT PLAN

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Blue Earth Park	Special Use Park	0.25 acres

**PURPOSE:**

Blue Earth Park has limited use due to its size and shape.

**DESCRIPTION:**

Area expanded by the abandoned railroad property. The park is very small and triangular in shape. It will have limited use, except for a sandlot park. The park is also incorporated into the West Mankato Trail. The property provides passive green space.

**OPERATIONS:**

**Staff**

1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.

**Rules**

1. Please refer to the Standard Park Rules.

**CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)**

**Operations and Maintenance:**

1. Blue Earth Park receives minimum landscaping, regular scheduled litter control and trash removal, and has limited development of park facilities.

**Blue Earth Park**  
**Special Use Park**  
*Blue Earth and Owatonna Streets*

*0.25 acres*



**Recreational Development**

Press Box  
Race Track  
Bleachers - 3

**Picnic Facilities**

Garbage cans 65

**OPERATIONS AND MANAGEMENT PLAN**

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
B.M.X. Track	Special Use Park	1.2 acres

**PURPOSE:**

The B.M.X. Track is orientated towards a single use, the sport of B.M.X.

**DESCRIPTION:**

Mankato's world class B.M.X. track was constructed in 2008 replacing its former location off of Stoltzman Road. The track is maintained by the Mankato B.M.X. Association which is a 501 (c)(3) non-profit organization with numerous sponsors. Lights and structures were added by the Association. The property provides a race track and press box.

**OPERATIONS:**

**Staff**

1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.

**Rules**

1. Please refer to the Standard Park Rules.

**CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)**

**Operations and Maintenance:**

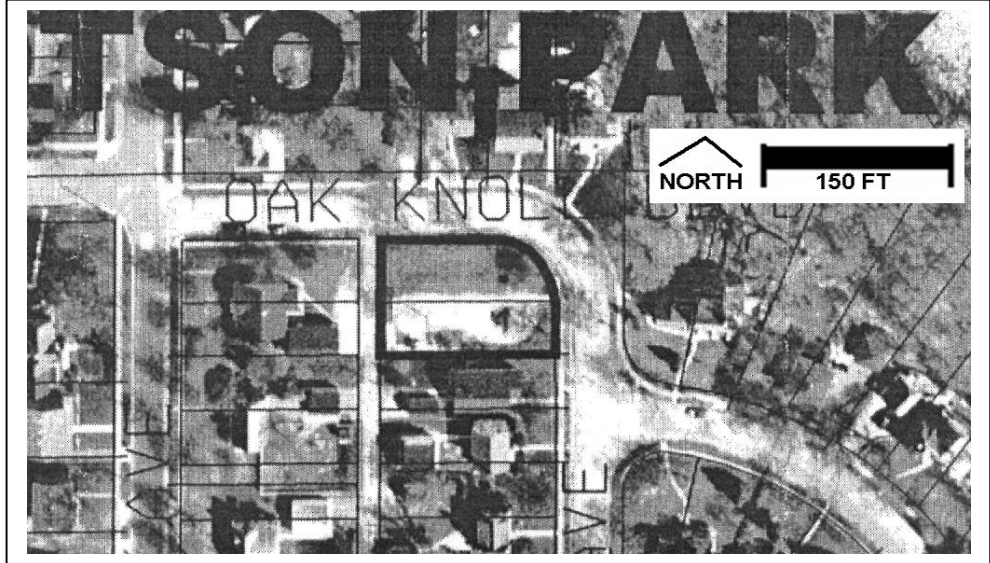
1. The B.M.X. Track receives minimum landscaping, regular scheduled litter control and trash removal, and has limited development of park facilities.

**B.M.X Track**  
**Special Use Park**  
*Industrial Road off of Third Avenue*

*1.2 acres*







**Recreational Development**

Ice rink ó passive  
Sidewalk ó 1,008 feet

**Playground Equipment**

Swings ó 2  
Play structure ó 2  
Tetherball pole - 1

**Picnic Facilities**

Benches ó 2  
Garbage can - 1  
Grill - 1

**Amenities**

Trees ó 11  
Green Space

## OPERATIONS AND MANAGEMENT PLAN

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Dotson Park	Neighborhood Park	0.28 acres

**PURPOSE:**

Dotson Park receives a considerable amount of use by neighborhood residents, but does not have the well developed turf or irrigation system.

**DESCRIPTION:**

Acquired as a public park by donation of the Dotson family in 2000. It was a privately maintained park from 1950s by the Dotson Company . The property provides a number of recreational amenities including a playfield, ice rink, grill, and green space.

**OPERATIONS:**

**Staff**

1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.

**Rules**

1. Please refer to the Standard Park Rules.

**CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)**

**Operations and Maintenance:**

1. Dotson Park receives minimum landscaping, regular scheduled litter control and trash removal, and has limited development of park facilities.

**Resource Development:**

1. New Park Sign (\$5,000)

**Dotson Park**  
**Neighborhood Mini Park**  
*Oak Knoll Boulevard*

*0.28 acres*



**Recreational Development**

Tennis courts ó 2 lighted  
Ice rink ó passive  
Ball field ó 1  
Half-court Basketball  
Sidewalk ó 5,840 sq. ft.  
Trails ó 15,432 sq. ft.

**Playground Equipment**

Swing sets ó 2  
Play structure ó 1

**Picnic Facilities**

Benches ó 2  
Shelter ó 1  
Tables - 17  
Permanent Restroom  
Water fountain  
Garbage cans ó 4  
Bins - 3

**Parking**

Street ó 20 stalls  
Lot ó 24  
Handicapped - 2

**Amenities**

Trees ó 137  
Landscaped area  
Green Space  
Monument - 1

**OPERATIONS AND MANAGEMENT PLAN**

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Erlandson Park	Neighborhood Park	8.07 acres

**Erlandson Park**  
**Neighborhood Park**  
*Main Street and Belmont Drive*

*8.07 acres*

**PURPOSE:**

Erlandson Park receives a considerable amount of use by neighborhood residents, but does not have the well developed turf or irrigation system.

**DESCRIPTION:**

Purchased by the City from Catholic Diocese of Winona for \$100,000 on October 24, 1973. Park developed by 1976 bond. This park was dedicated in 1988 to Ray Erlandson for his service to the City as Fire Chief. The park has a blacktop trail, 900 feet in length, and a temporary soccer field. Large open space and restrooms make this neighborhood park well used. The property provides a number of recreational amenities including tennis courts, ice rink, ball field, basketball court, trails, playground, and green space.

**OPERATIONS:**

**Staff**

1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.

**Rules**

1. Please refer to the Standard Park Rules.

**CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)**

**Operations and Maintenance:**

1. Erlandson Park receives minimum landscaping, regular scheduled litter control and trash removal, and has limited development of park facilities.

**Resource Development:**

1. New Park Sign (\$5,000)
2. New Inclusionary Play Equipment (\$90,000)
3. New Playground Surface Area (\$20,000)





Franklin Rogers Park  
Community Athletic Field  
Reed and Caledonia Streets

11.52 acres

OPERATIONS AND MANAGEMENT PLAN

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Franklin Rogers Park	Community Athletic Field	11.52 acres

PURPOSE:

Franklin Rogers Park has the highest quality and intensity of maintenance and care .

DESCRIPTION:

Was originally called "Key City Ball Park," but was renamed to "Franklin Rogers Park" on June 14, 1977. Rogers was the editor of the Free Press from 1956 to 1966. He was first employed in 1929 as a sports editor. New lighting was installed in the park in 1984. Press box " 1985, landscaped " 1987. Grandstand improvements in 2001-2002. A fund is maintained by various groups to make improvements and purchase new equipment. Caledonia Curling Club has utilized the curling facility since 1941.

The property provides a number of recreational amenities including basketball court, playground, green space, batting cages, and lighted baseball stadium.

OPERATIONS:

Staff

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Rules

1. Please refer to the Standard Park Rules.

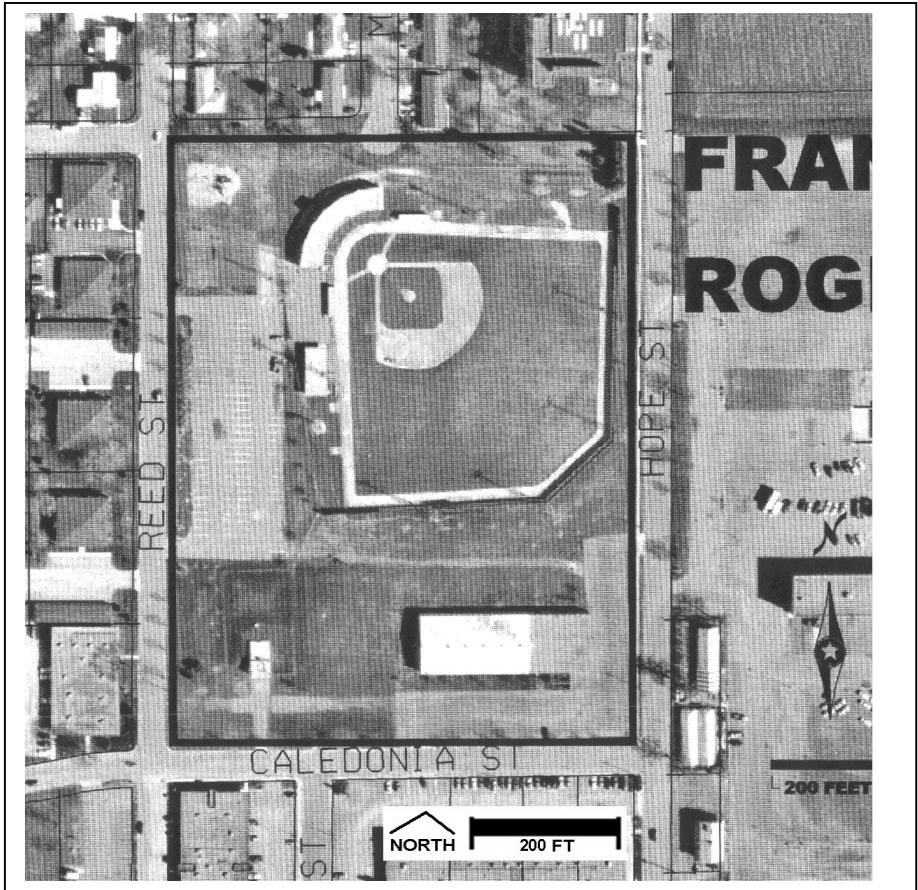
CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)

Operations and Maintenance:

1. Considerable amount of manual labor for proper maintenance of landscaping.
2. Considerable amount of maintenance of annual or color beds (hand cultivation, chemical weed control, disease control, fertilization, periodic renovation, etc.)
3. Frequent inspections and maintenance of irrigation system.

Resource Development:

1. Drainage System/Field Imp (\$150,000)
2. Fencing (\$50,000)
3. Dugouts (\$40,000)
4. Added Seating for 800 (\$150,000)
5. New Concession Stand/Restrooms (\$500,000)
6. Added Parking Lot (\$200,000)
7. New Park Sign (\$5,000)



**Recreational Development**

Sidewalk " 5,212 sq. ft.  
Lighted baseball stadium  
Restrooms/Concession stand  
Basketball court " 2  
Batters cage  
Home run fence  
4-H/curling club building

**Playground Equipment**

Swing set " 1  
Play structure " 1

**Picnic Facilities**

Tables " 7  
Water fountain " 1  
Garbage cans " 8  
Bins - 1

**Parking**

Lot - 100  
Street " 15 stalls  
Handicapped " 4



Heritage Estates  
Neighborhood Mini Park  
110 West Welcome

1.47 acres

OPERATIONS AND MANAGEMENT PLAN

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Heritage Estates	Neighborhood Park	1.47 acres

PURPOSE:

Heritage Estates receives a considerable amount of use by neighborhood residents, but does not have the well developed turf or irrigation system.

DESCRIPTION:

Developed by the 1976 Park Board. The park is on a ravine and is basically a playground park only. A very steep ravine limits the expansion of this neighborhood park. The property provides a number of recreational amenities including tennis courts, ice rink, ball field, basketball court, trails, playground, and green space.

OPERATIONS:

Staff

1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.

Rules

1. Please refer to the Standard Park Rules.

CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)

Operations and Maintenance:

1. Heritage Estates receives minimum landscaping, regular scheduled litter control and trash removal, and has limited development of park facilities.

Resource Development:

1. New Park Sign (\$5,000)
2. New Swings (\$5,000)
3. New Playground Surface Area (\$20,000)



Recreational Development

Basketball court

Playground Equipment

Swing set ó 1

Play structure ó 1

Picnic Facilities

Bench ó 2

Table ó 1

Garbage can - 1

Parking

Street ó 6 stalls

Amenities

Trees ó 23

Ravine area

Passive Green Space

Amenities

Trees ó 123

Green Space

Landscaped areas

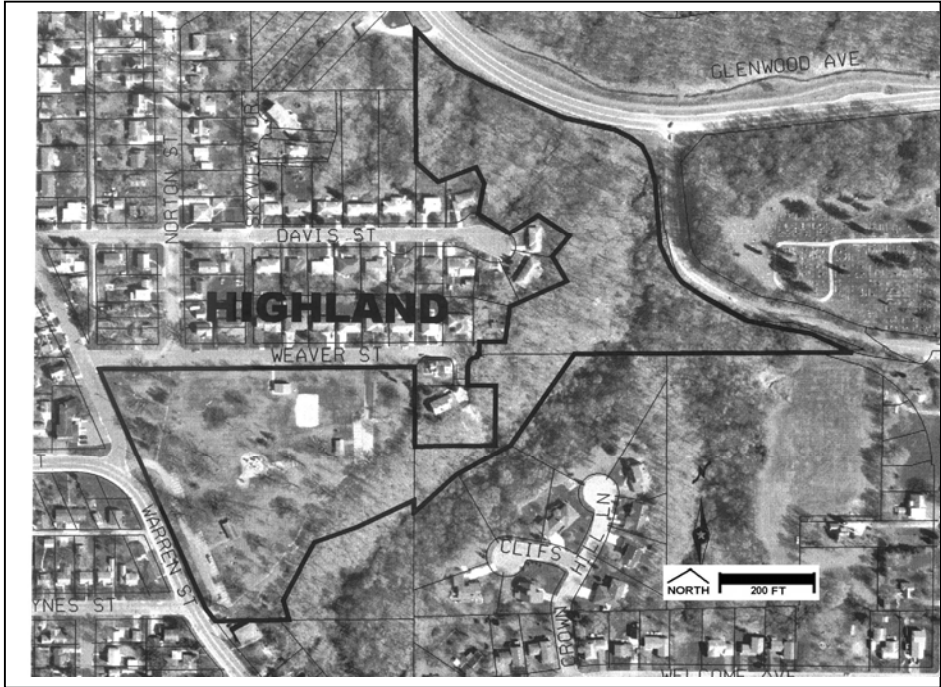
Future Development

Small parking lot

Paved trail from parking lot to shelter and play equipment







# OPERATIONS AND MANAGEMENT PLAN

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Highland Park	Neighborhood Park	12.86 acres

Highland Park  
Neighborhood Park  
Warren and Weaver Streets

12.86 acres

### PURPOSE:

Highland Park receives a considerable amount of use by neighborhood residents, but does not have the well developed turf or irrigation system.

### DESCRIPTION:

City bought 10.28 acres of Township on October 15, 1874. Highland Park is one of the oldest parks in Mankato. Large picnic and gathering uses are common throughout the summer. The property provides a number of recreational amenities including playground, ice rink, sandlots, volleyball courts, basketball court, grills, and green space.

### OPERATIONS:

#### Staff

1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.

#### Rules

1. Please refer to the Standard Park Rules.

### CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)

#### Operations and Maintenance:

1. Highland Park receives minimum landscaping, regular scheduled litter control and trash removal, and has limited development of park facilities.

#### Resource Development:

1. New Neighborhood Meeting Building with Restrooms (\$300,000)
2. Decorative Lights (\$30,000)
3. New Playground Equipment (\$230,000)
4. New Park Sign (\$5,000)

### Recreational Development

Sidewalk ó 475 sq. ft.  
Blacktop Trail ó 3,570 sq. ft.  
Playground  
Ice Rink  
Sandlots  
Volleyball Courts (lighted) - 2  
Basketball Court

### Playground Equipment

Swing set ó 3  
Play structure ó 1

### Picnic Facilities

Benches ó 6  
Shelter w/electricity and restrooms ó 2  
Grills ó 10  
Tables ó 12  
Drinking fountain ó 1  
Garbage cans ó 4  
Bins ó 2

### Parking

Lot ó 49 stalls  
Street ó 15 stalls  
Handicapped - 2

### Amenities

Trees ó 137  
Green area  
Ravine area  
Monument ó 1

Hiniker Pond  
Special Use Park  
Butterworth Street

54.80 acres

OPERATIONS AND MANAGEMENT PLAN

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Hiniker Pond	Special Use Park	54.80 acres

PURPOSE:

Hiniker Pond is a Special Use Park which means it is orientated towards a single use, in this case swimming.

DESCRIPTION:

Completed with the 1976 bond, Corps of Engineer, Flood Control and City funds. The beach and bathhouse were completed in 1985. New parking lot was expanded in the fall of 1994. Trails and lake banks were landscaped in 1983 with a PRAD Grant. The property provides a number of recreational amenities including wildlife area, fishing/picnicking, canoeing, cross country skiing, swimming, trails, and green space.

OPERATIONS:

Staff

1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.

**Rules:** Lifeguard not on duty. Swim at your own risk.

1. Multi Use Trails are available for cycling, rollerblading, running, and walking;
2. Dogs will be permitted on multi-use trails in the permitted parks provided that the dogs are under control of a person by leash, cord or chain of no more than 10 feet in length and in the event any dog discharges or deposits any feces or other waste matter in the park, the person in control of the dog shall immediately remove and lawfully dispose of such matter.

CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)

Operations and Maintenance:

1. Hiniker Pond receives minimum landscaping, regular scheduled litter control and trash removal.
2. Hiniker Pond requires a higher level of maintenance because of the beach, shelter, trail, and restrooms.

Resource Development:

1. Outdoor 3-wall Handball/Racquetball Courts (\$80,000)
2. Sand Volleyball Courts (\$500)
3. New Park Sign (\$5,000)
4. New Playground Equipment (\$90,000)



Recreational Development

Sidewalk ó 3,260 sq. ft.  
Wildlife area  
Fishing/Picnicking  
Canoeing  
Cross Country Skiing  
Swimming and beach  
Wood chip trail ó 10,011 sq. ft.  
Storm water holding facility in Hiniker Pond Oxbow

Picnic Facilities

Benches ó 2  
Shelter ó 1  
Tables ó 6  
Restrooms ó 2  
Garbage cans ó 6

Parking

Street ó 50 stalls  
Lot ó 145  
Handicapped ó 4

Amenities

Trees ó 68  
Green Space

Maintenance Facility

820 sq. ft.







**Picnic Facilities**

Bench ó 1  
Garbage can - 1

**Parking**

Lot ó 6 stalls

**Amenities**

Trees ó 113  
Landscaped areas  
Flower beds  
Passive Green Space  
Sidewalk ó 1,904 sq. ft.  
Trail ó 780 sq. ft.

**OPERATIONS AND MANAGEMENT PLAN**

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Hubbard Park	Special Use Park	1.24 acres

**PURPOSE:**  
Hubbard Park is a Special Use Park which means it is orientated towards a single use, in this case a historical site.

**DESCRIPTION:**  
The Hubbard House and Carriage House Gardens were donated to the City by the Hubbard/Palmer family; and the house is managed by the Blue Earth County Historical Society. The park was developed with 1976 bonds and Confer family donations. Park is passive only containing flower beds and trails, and is utilized by the museum and nearby church.

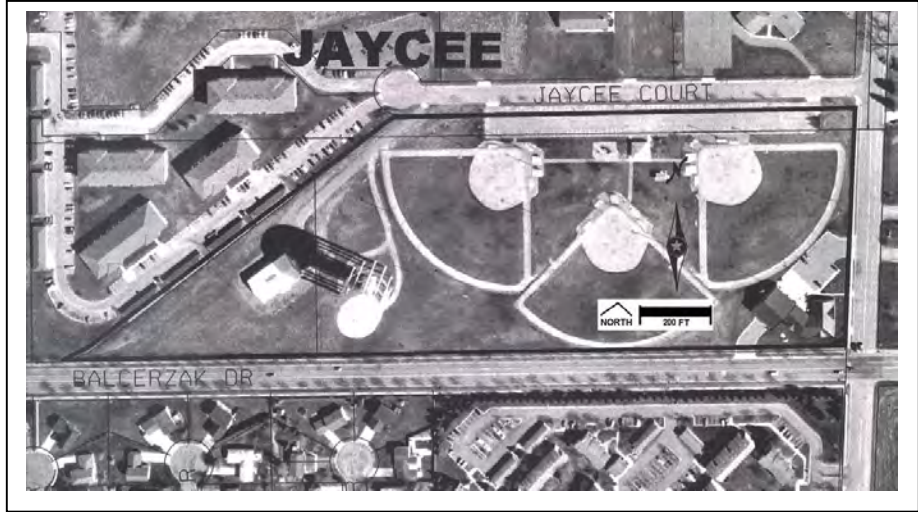
**OPERATIONS:**  
**Staff**  
1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.  
**Rules**  
1. Please refer to the Standard Park Rules.

**CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)**  
**Operations and Maintenance:**  
1. Hubbard Park receives regular scheduled litter control and trash removal.

**Hubbard Park**  
**Special Use Park**  
*Warren Street*  
*1.24 acres*







**Recreational Development**

Softball field (lighted) ó 3  
Bleachers ó 15  
5 Tier ó 10  
3 Tier ó 3

**Playground Equipment**

Tire Swing ó 1  
Play structure ó 1

**Picnic Facilities**

Tables - 8  
Restroom facilities  
Shelter ó 1  
Garbage cans - 10

**Parking**

Street ó 44 stalls  
Lot ó 132  
Handicapped - 5

**Amenities**

Trees ó 41  
Green Space  
Sidewalk ó 13,500 sq. ft.  
Paved Trails

**OPERATIONS AND MANAGEMENT PLAN**

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Jaycee Park	Community Athletic Field	14.67 acres

**PURPOSE:**

Jaycee Park has a limited horticulture program, but requires a high standard of maintenance for facilities that are used heavily for seasonal programs or weekends, in this case the softball fields.

**DESCRIPTION:**

The park was developed with the 1976 bond. It is an intensive use park catering to softball. Parking lot and concession/bathroom were constructed with the initial project. Small playground and pavilion are basically utilized in coordination with ball games. The pavilion was donated by the Mankato Softball Association in 1985. In 1996 the west 3 acres were leased off for Chesley Roller Park run by the YMCA for rollerblades, skateboards, scooters, and other non-motorized wheeled vehicles.

The property provides a number of recreational amenities including basketball court, playground, green space, batting cages, and lighted baseball stadium.

**OPERATIONS:**

**Staff**

1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.

**Rules**

1. Please refer to the Standard Park Rules.

**CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)**

**Operations and Maintenance:**

1. Limited horticulture program.
2. Considerable amount of manual labor for proper maintenance of plantings, trees, and shrubs, frequent mowing and trimming of turf grass.
3. Regular and intensive litter control.
4. Regular tree maintenance.

**Resource Development:**

1. New Outfield Fencing & Backstops (\$70,000)
2. Upgrade Concession Stand & Restrooms (\$85,000)
3. New Play Equipment (\$50,000)
4. New Playground Surface Area (\$20,000)
5. New Park Sign (2) (\$10,000)

**Jaycee Park**  
**Community Athletic Park**  
**Balcerzak Drive and Pohl Road**

*14.67 acres*



**Future Recreation Development**

- Dock
- Pickleball Court
- Play Structure
- Picnic Tables
- Paved Trails

**OPERATIONS AND MANAGEMENT PLAN**

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Kearney Pond	Undeveloped	4.2 acres

**Kearney Pond  
Undeveloped**

*4.2 acres*

**PURPOSE:**  
Kearney Pond receives the least amount of maintenance and is yet to be developed as a Neighborhood Mini Park.

**DESCRIPTION:**  
Kearney Pond is currently undeveloped, however, future development of apartments to the west of the pond and commercial space to the east and south of the pond will occur. The development of the area has begun and the park will be developed as part of Mankato's parkland dedication ordinance.  
  
The property will be developed as a Neighborhood Mini Park and will include amenities such as paved trails around the pond, a dock, play structure, and pickleball court.

**OPERATIONS:**  
**Staff**  
  
1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.  
  
**Rules**  
  
1. Please refer to the Standard Park Rules.

**CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)**  
  
**Operations and Maintenance:**  
  
1. Kearney Pond is mowed at strategic areas such as along trails or roadways (maintenance will change once the park is developed).  
  
**Resource Development:**  
  
1. New Neighborhood Park (\$400,000)





**Picnic Facilities**

Tables ó 7  
Shelter ó 1  
Garbage cans ó 7  
Restrooms - 1

**Parking**

Lot ó46 stalls

**Amenities**

Wooded Lot / Riverbank  
Passive Green Space  
River ó Minnesota  
Sculpture - 1  
Dog Park Area - 2  
Canoe Access  
Cross Country Skiing  
Fishing  
Paved Trails  
Archery

## OPERATIONS AND MANAGEMENT PLAN

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Kiwanis Park	Community Park	100 acres

**PURPOSE:**

Kiwanis Park meets recreational needs for a larger selection of the community. It allows organized group activities and is capable of holding larger natural resources for passive recreation.

**DESCRIPTION:**

Kiwanis has partnered with the City of Mankato in the development of the Kiwanis Recreation Area. The Kiwanis club is the sponsor for the Kiwanis Recreation Area and has committed to volunteer service and monetary commitments to help support the park.

The property provides a number of recreational amenities including passive green space, canoe access, cross country skiing, fishing, paved trails, archery, and a dog park.

**OPERATIONS:**

**Staff**

1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.

**Rules**

Off Leash Dog Park Area:

1. Owners must pick up and properly dispose any dog feces;
2. Owners must have voice control over their dog;
3. Owners are liable for any damage or injury inflicted by their dog;
4. Owners must carry a leash with them at all times;
5. Dogs must be properly leashed prior to entering and leaving the off leach dog park area;
6. Dogs must be properly licensed and vaccinated.

Archery Range:

1. No shooting when others are retrieving their arrows from a target.
2. No broad-head arrows;
3. Archer must shoot behind and designated areas only;
4. Anyone 14 years old or younger must be supervised by an adult;
5. Searching for arrows other than your own is prohibited.

**CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)**

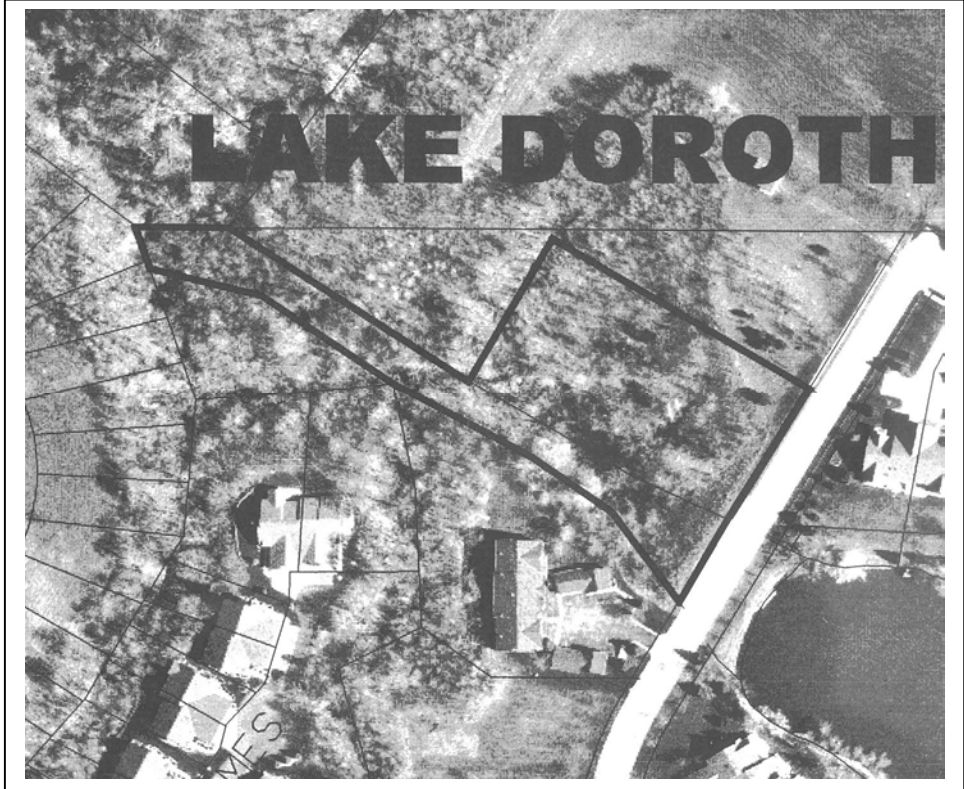
**Resource Development:**

1. Dog Obstacle Course (\$15,000)
2. Mountain Bike Skills Course (5,000)
3. Mountain bike "Pumper" Track (\$15,000)
4. Upgrade Archery Range (\$3,000)

## Kiwanis Recreation Area Community Park Highway 169

100 acres





**Recreational Development**

Lake  
Fishing  
Storm drainage facility

**Parking**

Street 6 10 stalls

**Amenities**

Trees 6 18

## OPERATIONS AND MANAGEMENT PLAN

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Lake Dorothy	Special Use Park	7.39 acres

**PURPOSE:**

Lake Dorothy is a Special Use Park which means it is orientated towards a single use, in this case passive space.

**DESCRIPTION:**

Developed with the 1976 bond. Lake Dorothy was named by Paul Radichel in honor of his wife. The city basically owns only the water, except by the road. When the new street was constructed in 1982, parking spaces were constructed for the park users. Park is passive only containing a lake and offering fishing..

**OPERATIONS:**

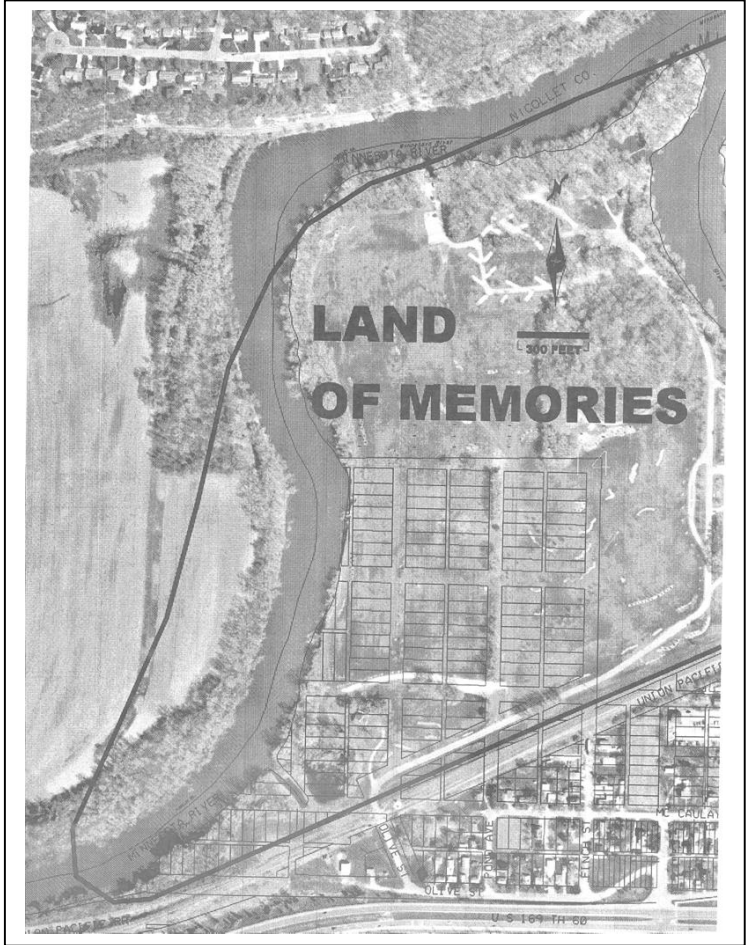
**Staff**

1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.

**Rules**

1. Please refer to the Standard Park Rules.

**Lake Dorothy**  
**Special Use Park**  
*Teton Lane*  
*7.39 acres*



**Recreational Development**

Trails ó 9,940 sq. ft.  
Overnight camping ó 43 sites  
Fishing  
Canoeing  
Boat ramp  
Restrooms ó 4  
Maintenance building  
Bleachers ó 12 ó 5 tier  
Showers  
Soccer fields ó 3  
Frisbee golf course  
Cross Country Skiing

**Picnic Facilities**

Tables ó 51  
Fire rings - 27  
Shelters ó 2  
Grills ó 6  
Garbage cans ó 12  
Bins - 2

**Parking**

Lot ó 27 stalls  
Handicapped - 3

**Amenities**

Trees ó 791  
Large green space  
Wooded hills/riverbanks  
Rivers ó Blue Earth/Minnesota  
Trails  
Fire rings ó 24

**Playground Equipment**

Play structure ó 2

**OPERATIONS AND MANAGEMENT PLAN**

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Land of Memories	Community Park	125.51 acres

**PURPOSE:**

Land of Memories meets recreational needs for a larger selection of the community. It allows organized group activities and is capable of holding larger natural resources for passive recreation.

**DESCRIPTION:**

The park was named by the Mankato Mdewakanton Club, which sponsors the fall Pow Wow. Original campground was built with the 1976 bond and three grants. The contact station was donated by Wynn Kearney in 1987. The park was originally purchased as a well field, and is currently still used for that purpose.

The property provides a number of recreational amenities including trails, overnight camping, fishing, canoeing, soccer fields, Frisbee golf course, cross country skiing, grills, a playground, and passive green space.

**OPERATIONS:**

**Staff**

1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.

**Rules:** Park closed to visitors at 10:00 p.m. without a permit.

**Camp Ground Rules**

1. Camping permitted for registered campers;
2. Quiet hours 10:00 p.m. to 8:00 a.m.;
3. Campsites can be reserved a maximum of two consecutive weeks;
4. Campsites shall be limited to 6 individuals;
5. Check-out time for camp sites is 2:00 p.m.;
6. Camp fires permitted in designated firepits only;
7. Rates vary for campsites with electricity.

**CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)**

**Operations and Maintenance:**

1. Limited horticulture program, but requires a high standard of maintenance for facilities that are used heavily for seasonal programs or weekends, in this case the soccer fields and Frisbee golf course.
2. Considerable amount of manual labor for maintaining plantings, trees, and shrubs.
3. Frequent mowing and trimming of turf grass.
4. Regular and intensive litter control and regular tree maintenance.

**Resource Development:**

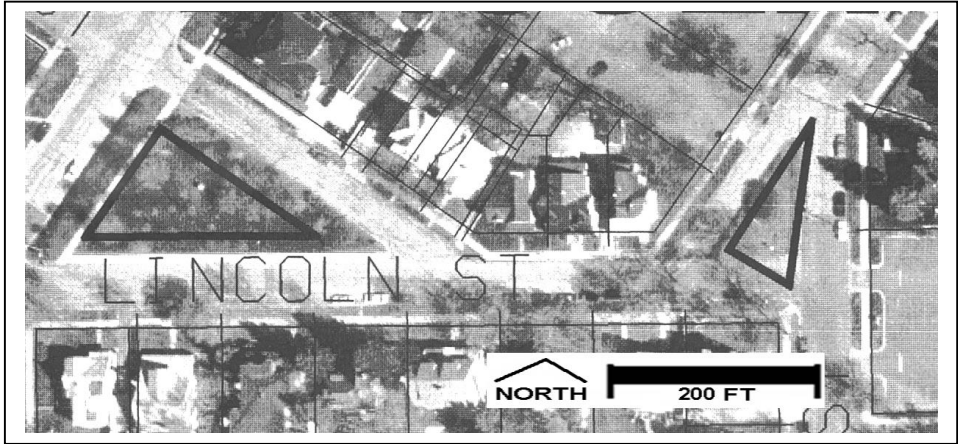
1. Upgrade Existing Shower/Restrooms (\$200,000)
2. New Restrooms by Soccer Fields (\$300,000)
3. Upgrade of Electric Power to all Campsites (\$40,000)
4. New Playground Equipment (\$230,000)
5. Trail Bridge Connecting to Sibley Park (\$2,500,000)
6. New Park Sign (\$5,000)

**Land of Memories  
(Dakota Wokiksuye Makoce) Park  
Community Park  
Main Street in LeHillier**

*125.51 acres*







**Picnic Facilities**

Bench ó 2

**Parking**

Street ó 18 stalls

**Amenities**

Trees ó 18

Landscaped areas

Flower beds

Sidewalk 2,460 sq. ft.

Monument - 1

**Future Development**

"Boy in Blue" Sculpture

**OPERATIONS AND MANAGEMENT PLAN**

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Lincoln Park	Special Use Park	0.50 acres

**PURPOSE:**  
  
Lincoln Park is a Special Use Park which means it is orientated towards a single use, in this case passive space.

**DESCRIPTION:**  
  
This park was donated to the city in October of 1885 by Francis and William Shepard to be forever and perpetually used and maintained for a public park.+The famous Lincoln Elm tree grew in the park. The tree died from Dutch Elm disease in the early 1980\$. History says the elm was over 300 years old. Peter Hornsby prints are available of the Lincoln Elm . they were donated to the city, and are available for \$7.50. Park is passive only containing green space and flower beds.

**OPERATIONS:**  
  
**Staff**  
  
1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.  
  
**Rules**  
  
1. Please refer to the Standard Park Rules.

**NEAR TERM ACTIONS (2014-2018)**  
  
**Operations and Maintenance:**  
1. Minimum landscaping.  
2. Regular scheduled litter control and trash removal

**Lincoln Park**  
**Community Park**  
*Lincoln Street*

*0.50 acres*



# OPERATIONS AND MANAGEMENT PLAN

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Lion's Park	Neighborhood Park	27.66 acres

PURPOSE:

Lion's Park receives a considerable amount of use by neighborhood residents, but does not have the well developed turf or irrigation system.

DESCRIPTION:

This park was developed on the site of the old airport and was financed by the 1976 Park Bond. Trail was put in around the lake. New drainage was installed in 1983-84, also lake depth was elevated in 1984 because of location and area owned. It is a small neighborhood park plus a fishing pond. The park was previously called Highland Lake Park, and was renamed in 1985. The Lions Club donated the shelter. The D.N.R. installed a fishing pier and has stocked the lake since 1987. The property provides a number of recreational amenities including trails, fishing pier, cross country skiing, a playground, and passive green space.

OPERATIONS:

Staff

1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.

Rules

1. Please refer to the Standard Park Rules.

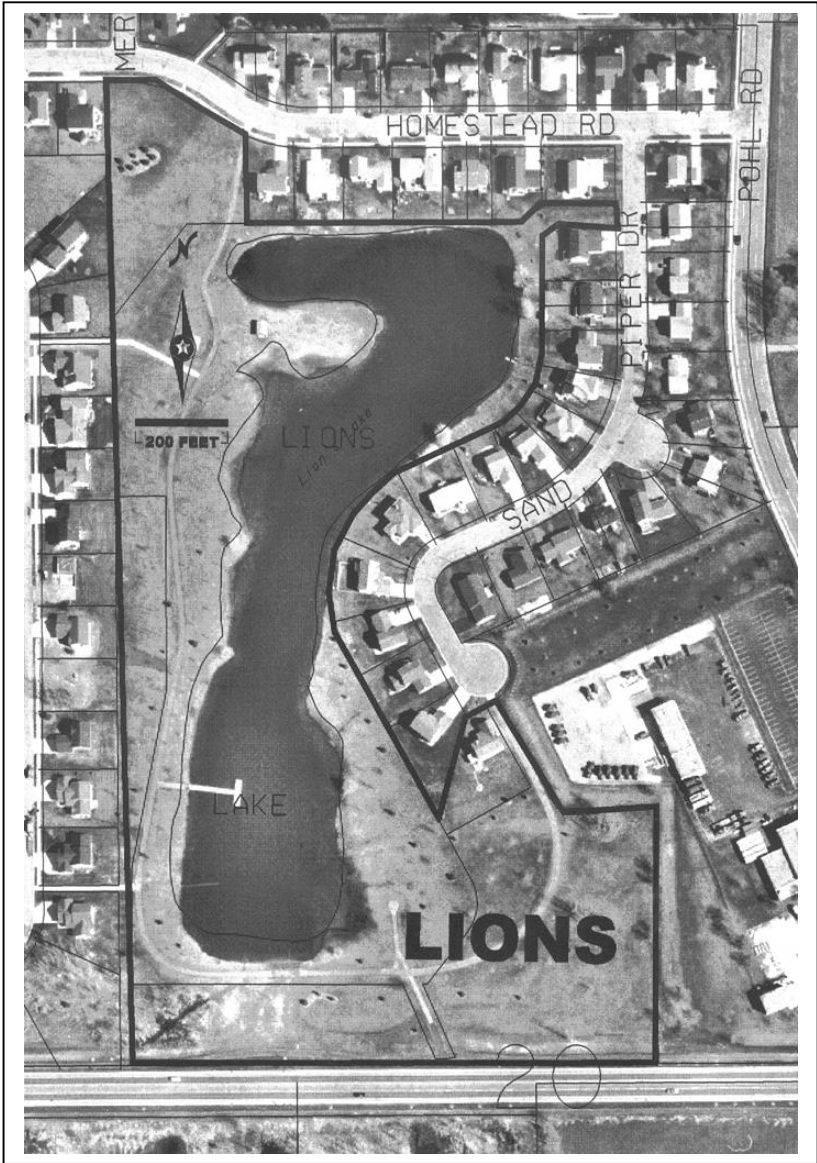
CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)

Operations and Maintenance:

1. Lion's Park receives minimum landscaping, regular scheduled litter control and trash removal, and has limited development of park facilities.

Resource Development:

1. Small Parking Lot (\$60,000)
2. New Playground Surface (\$20,000)
3. New Park Sign (2) (\$10,000)
4. Disc Golf Course (\$5,000)
5. Area Dog Park (\$35,000)



Recreational Development

Walking trail ó 23,665 sq. ft.  
Fishing pier  
Cross Country Skiing

Playground Equipment

Play structure ó 1

Picnic Facilities

Tables ó 2  
Shelter ó 1

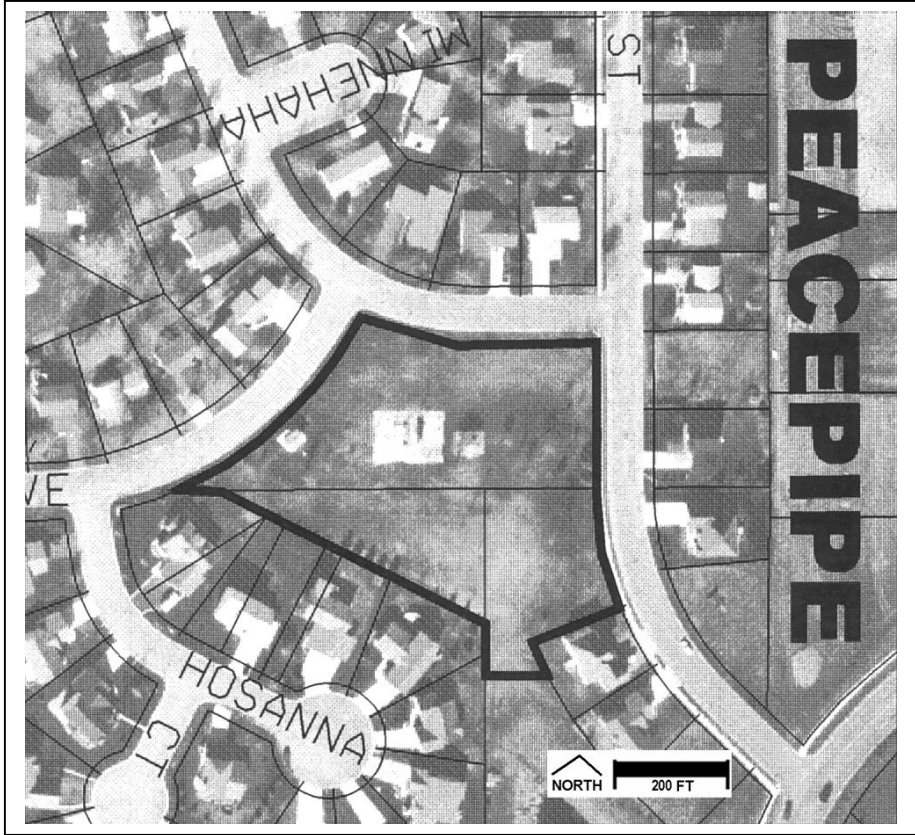
Parking

Street ó 10 stalls

Amenities

Trees ó 192  
Lake ó 6.85 acres  
Passive Green Space  
Storm drainage facility





**Recreational Development**

Basketball court  
Sidewalk ó 1,650 sq. ft.

**Playground Equipment**

Play structure ó 1  
Swing sets  
Climber - 1

**Picnic Facilities**

Tables ó 4  
Shelter ó 1  
Grills ó 1  
Garbage can ó 1

**Parking**

Street ó 10 stalls

**Amenities**

Trees ó 46  
Green Space

**OPERATIONS AND MANAGEMENT PLAN**

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Peacepipe Park	Neighborhood Park	2.19 acres

**PURPOSE:**

Peacepipe Park receives a considerable amount of use by neighborhood residents, but does not have the well developed turf or irrigation system.

**DESCRIPTION:**

The park was named after the Girl Scout Peace Pipe Council. Developed by the 1976 Park bond. The Aid Association for Lutherans and Hosanna Lutheran Church donated the pavilion in 1984. The basketball court and playground equipment were installed in 1984. Additional land was acquired in 1988. The property provides a number of recreational amenities including a basketball court, green space, and playground.

**OPERATIONS:**

**Staff**

- 1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.

**Rules**

- 1. Please refer to the Standard Park Rules.

**CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)**

**Operations and Maintenance:**

- 1. Peacepipe Park receives minimum landscaping, regular scheduled litter control and trash removal, and has limited development of park facilities.

**Peacepipe Park**  
**Neighborhood Park**  
*Hosanna Drive and Itasca Drive*  
*2.19 acres*







**Parking**  
Street ó 10 stalls  
Lot ó 10

**Amenities**  
Trees ó 23  
Cemetery

OPERATIONS AND MANAGEMENT PLAN

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Pioneer Park	Natural Resource Area	1.55 acres

**PURPOSE:**  
  
Pioneer Park is a Natural Resource Area which means it is land that was acquired to be set aside to protect unsuitable areas from development.

**DESCRIPTION:**  
  
This park consists of a cemetery. The land was donated in 1985 to preserve it. Park is passive only containing green space and flower beds.

**OPERATIONS:**

**Staff**

- 1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager’s office. All management activities will be reviewed by the City Manager’s office before being undertaken.

**Rules**

- 1. Please refer to the Standard Park Rules.

**NEAR TERM ACTIONS (2014-2018)**

**Operations and Maintenance:**

- 1. Pioneer Park is mowed at strategic areas such as along trails or roadways.
- 2. Receives regular litter control and trash removal and encourages native grasses, wildflowers and native trees to develop naturally.

**Resource Development:**

- 1. New Park Sign (\$5,000)

Pioneer Park  
Natural Resource Area  
North 6th and May Streets  
1.55 acres





**Recreational Development**  
Nature center, outdoor stands  
Flood control  
Troost Pond  
Hiking trails ó 63,455 sq. ft.  
Cross Country Skiing

**Picnic Facilities**  
Tables ó 7  
Shelter ó 1  
Restrooms -1  
Gazebo ó 1  
Benches ó 6  
Garbage cans ó 4

**Parking**  
Street ó 50 stalls  
Lot ó 22  
Handicapped ó 1

**Amenities**  
Monument ó 1  
Wetland  
Wildflower garden  
Grassy meadow  
Woods  
Wildlife

**Future Development**  
Parking lot

## OPERATIONS AND MANAGEMENT PLAN

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Rasmussen Woods	Natural Resource Area	152.57 acres

### PURPOSE:

Rasmussen Woods is a Natural Resource Area which means it is land that was acquired to be set aside for significant natural resources and to protect unsuitable areas from development.

### DESCRIPTION:

Developed in 1985-86. The lake was constructed by gravel and sand removal for the Stoltzman Road project and fill behind West High School. Slough area is part of Rasmussen Woods nature area. Nature center was donated by the Elks and the City of Mankato. Rasmussen contains hiking trails and offers cross country skiing.

### OPERATIONS:

#### Staff

1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.

#### Rules

1. No motor vehicles on trails;
2. No bicycles are allowed in the park;
3. Geocaching on woodchip trails only. No off trail locating.

### NEAR TERM ACTIONS (2014-2018)

#### Operations and Maintenance:

1. Rasmussen Woods is mowed at strategic areas such as along trails or roadways.
2. Receives regular litter control and trash removal and encourages native grasses, wildflowers and native trees to develop naturally.

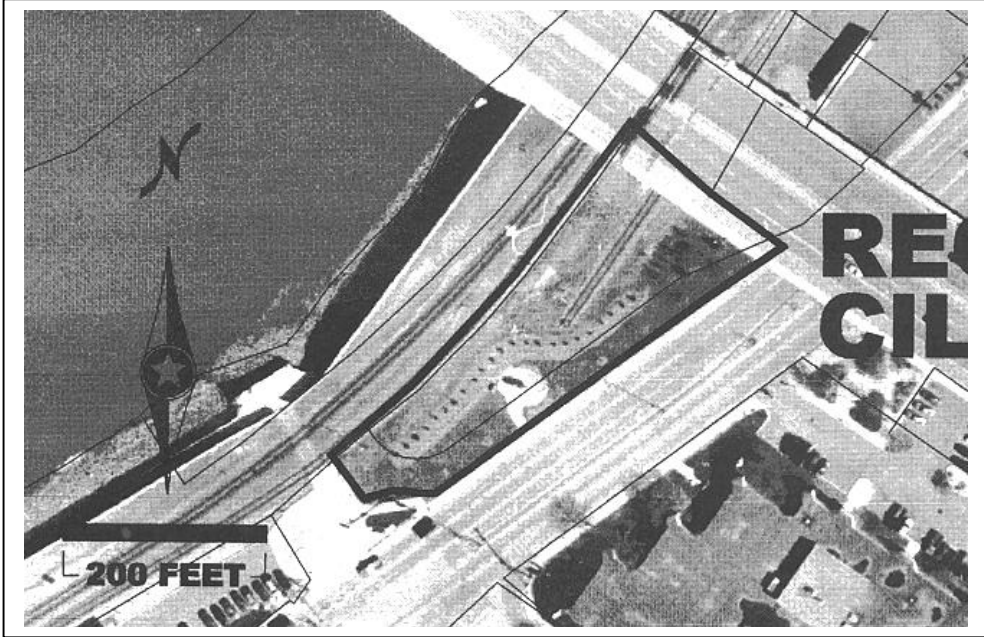
#### Resource Development:

1. New Park Sign (\$5,000)

Rasmussen Woods/Indian  
Creek Slough  
Natural Resource Area  
Rasmussen Woods Road

152.57 acres





- Amenities**
- Artwork
  - Landscaped gardens
  - Small green space
  - Sidewalk 6 800 sq ft

OPERATIONS AND MANAGEMENT PLAN

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Reconciliation Park	Special Use Park	0.54 acres

**PURPOSE:**

Reconciliation Park Park is a Special Use Park which means it is orientated toward a single purpose, in this case a historical site.

**DESCRIPTION:**

Acquired from the Chicago Northwestern Railroad when their trackage and gate house were phased out in 1981 and 1985. This memorial park is the historical site of the execution of the 38 Mdewakanton Dakota warriors. Landscaped with natural prairie grasses and wildflowers, the memorial is a place for meditation and reflection. The nine-foot tall buffalo centerpiece, a tribute to the spirit of the Dakota people, was sculpted by Mankato artist Tom Miller. It is hewn from a single 67-ton block of local Kasota stone, one of the largest pieces of limestone ever quarried. The park was built through a unique collaboration of the Mdewakanton Dakota and Mankato communities in a spirit of reconciliation. It was dedicated on September 19, 1997. The park contains green space, flower beds, and monuments.

**OPERATIONS:**

**Staff**

1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.

**Rules**

1. Please refer to the Standard Park Rules.

**NEAR TERM ACTIONS (2014-2018)**

**Operations and Maintenance:**

1. Considerable amount of manual labor for proper maintenance, annual or color beds requiring a considerable amount of maintenance in the form of hand cultivation, chemical weed control, disease control, fertilization, periodic renovation, etc.
2. Reconciliation Park also has a complete irrigation system that covers most of the usable park land which receives frequent inspections and maintenance.

Reconciliation Park  
Special Use Park  
100 N. Riverfront Drive

0.54 acres







**Playground Equipment**

Play Structure - 1  
Slides - 1

**Picnic Facilities**

Tables ó 8  
Shelter ó 1  
Restrooms -1  
Garbage cans ó 2

**Amenities**

Sculpture  
River Access  
River - Minnesota  
Paved Trails  
Amphitheater  
Passive Green Space  
Canoeing  
Fishing  
Parking Lot - 34 Stalls

# OPERATIONS AND MANAGEMENT PLAN

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Riverfront Park	Community Park	13.4 acres

**Riverfront Park**  
**Community Park**  
**310 W. Rock Street**

*13.4 acres*

**PURPOSE:**

Riverfront Park meets recreational needs for a larger selection of the community. It allows organized group activities and is capable of holding larger natural resources for passive recreation.

**DESCRIPTION:**

Riverfront Park opened in 2009 and was financed by the local half-percent sales tax. Riverfront Park is one of the first parks in the state with a lawn conservation feature that uses reclaimed water from the nearby wastewater treatment plant to irrigate the grass.

The property provides a number of recreational amenities including a playground, river access, paved trails, amphitheater, passive green space, canoeing and fishing.

**OPERATIONS:**

**Staff**

1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.

**Rules**

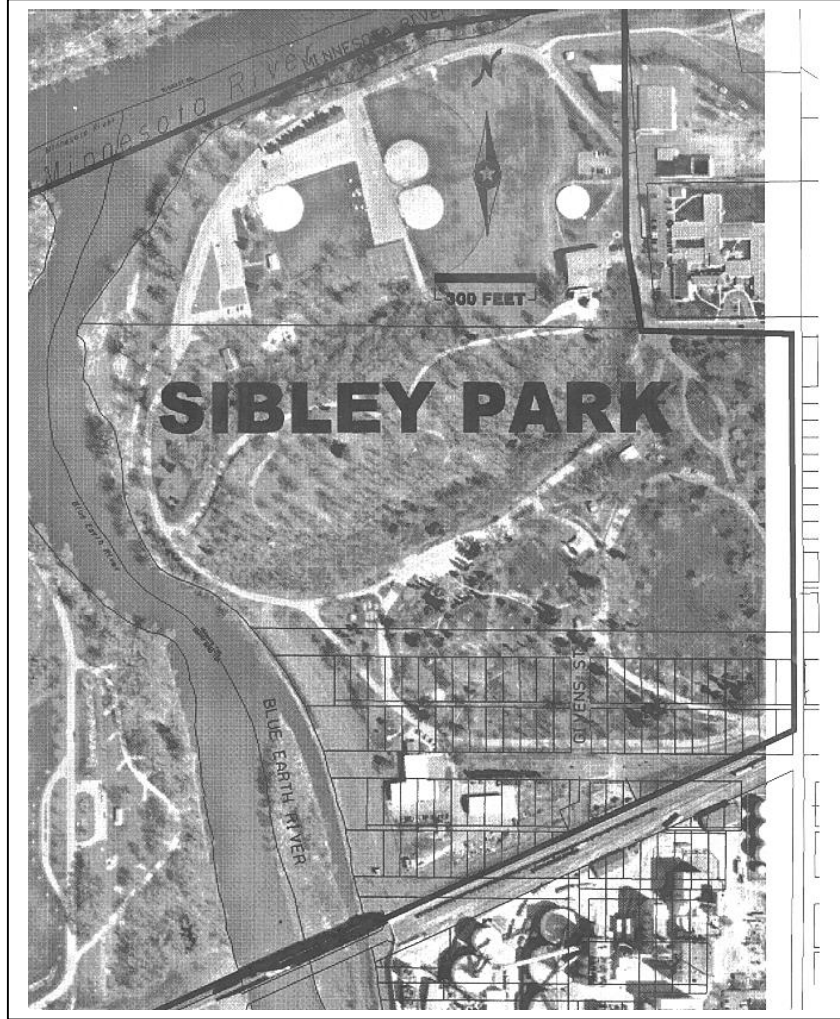
1. Please refer to the Standard Park Rules.

**CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)**

**Resource Development:**

1. Concession Stand (\$300,000)
2. Restrooms - Grand Lawn (\$500,000)
3. Lighting, Accessibility, Benches (\$100,000)





**Recreational Development**

Softball Fields - 4  
Bleachers -  
5 Tier ó 1  
3 Tier ó 6  
Tennis Courts ó 2  
Zoo  
Flower gardens, Chinese garden  
Sledding-sliding hill  
Walking trails ó 24,460 sq ft  
Canoe launching and landing area  
Fishing  
Cross Country Skiing  
Sidewalk ó 11,784 sq ft

**Playground Equipment**

Play structures ó 2  
Swing sets ó 2  
Slides

**Parking**

Street ó 58 stalls  
Lot ó 255  
Handicapped ó 15

**Picnic Facilities**

Picnic tables ó 50  
Grills ó 9  
Picnic shelters ó 3  
Gazebos ó 2  
Benches ó 13  
Fountains ó 2  
Garbage cans ó 45  
Restrooms ó 4

**Amenities**

Trees ó 1,276  
Rivers  
Wooded hillsides  
Monuments ó 3  
Amphitheater  
Restrooms - 2

# OPERATIONS AND MANAGEMENT PLAN

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Sibley Park	Community Park	73.2 acres

**PURPOSE:**

Sibley Park meets recreational needs for a larger selection of the community. It allows organized group activities and is capable of holding larger natural resources for passive recreation.

**DESCRIPTION:**

The oldest account of this region is that now preserved in Paris at the archives of the French Government, being a diary of one of the companions of the explorer LeSueur, who in the year 1700 ascended to Mah-Kah-To or Blue Earth River, in search of copper mines.

Sibley Mound was named after General Sibley, who chose the spot for future development of a trading post. He was impressed with the geological formation and it was named after him. W. W. Paddock said he came here before any white settlers and camped between the mound and the river . it was then called Sibley Mound (1852).

In 1913 the City purchased a couple of acres and in 1914 purchased another 50 acres. Between 1918 and 1920 the City also picked up another 45 from the Mankato Loan and Trust Company.

The property provides a number of recreational amenities including a playground, river access, paved trails, amphitheater, passive green space, canoeing and fishing.

**OPERATIONS:**

**Staff**

1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.

**Rules**

Sibley Park Farm Etiquette:

1. For safety, children should be attended at all times;
2. Farm animal will eat when hungry, so please do not force them to eat;
3. Barns and pens can only be entered by park staff;
4. Always wash your hands after feeding or touching the animals.

**CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)**

**Operations and Maintenance:**

1. Considerable amount of manual labor for proper maintenance, annual or color beds requiring a considerable amount of maintenance in the form of hand cultivation, chemical weed control, disease control, fertilization, periodic renovation, etc.
2. Sibley Park also has a complete irrigation system that covers most of the usable park land which receives frequent inspections and maintenance.

**Resource Development:**

1. Re-designed "Pergola" Hill site (\$300,000)
2. Roadway Curb (\$300,000)
3. Irrigation for 3 Softball Fields (\$40,000)

**Sibley Park**  
**Community Park**  
900 Park Lane

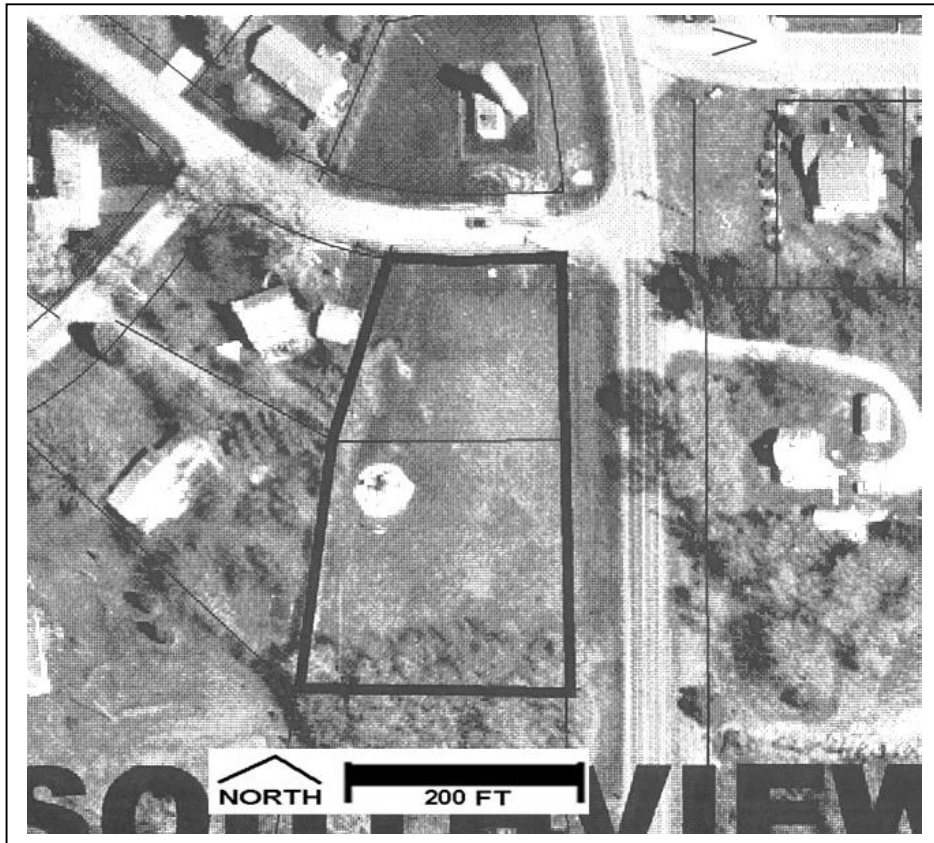
73.2 acres



PARK AND OPEN SPACE PLAN

**APPENDIX A**  
**PARK MAPS**





**Recreational Development**  
Sandlot baseball

**Parking**  
Street ó 10 stalls

**Playground Equipment**  
Play structure ó 1

**Picnic Facilities**  
Bench  
Picnic Tables  
Garbage can ó 1

**Amenities**  
Small ravine  
Passive Green space

**Future Development**  
Parking lot

## OPERATIONS AND MANAGEMENT PLAN

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Southview Park	Neighborhood Mini Park	1.35 acres

### PURPOSE:

Southview Park receives a considerable amount of use by neighborhood residents, but does not have the well developed turf or irrigation system.

### DESCRIPTION:

The park was dedicated to Mankato township in 1950 when the land ½ mile from the city was developed for single family housing. The city has operated the park since 1981. The park is very basic, small with a ball field and minimum playground equipment. The water fountain was removed due to repeated vandalism.

The property provides a number of recreational amenities including sandlot baseball, a play structure and passive green space.

### OPERATIONS:

#### Staff

1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.

#### Rules

1. Please refer to the Standard Park Rules.

### CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)

#### Operations and Maintenance:

1. Southview Park receives minimum landscaping, regular scheduled litter control and trash removal, and has limited development of park facilities.

#### Resource Development:

1. Passive Sitting Area (\$20,000)
2. New Playground (2-5 yr olds) (\$80,000)
3. Trees/Benches/Tables/Grills (\$10,000)
4. Park Sidewalk (\$10,000)
5. New Park Sign (\$5,000)

**Southview Park**  
**Neighborhood Mini Park**  
*Stoltzman Road and Catalina Drive*

*1.35 acres*





**Recreational Development**

Hockey rink (lighted)  
Passive rink (lighted)  
Parking lot paved

**Parking**

Lot ó 16  
Handicapped ó 1

**Picnic Facilities**

Picnic table ó 1  
Garbage can ó 1  
Portable toilet

**OPERATIONS AND MANAGEMENT PLAN**

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Stoltzman Road Park	Special Use Park	2.94 acres

**PURPOSE:**  
Stoltzman Road Park is a Special Use Park which means it is orientated toward a single purpose, in this case the hockey and passive rink.

**DESCRIPTION:**  
Located on the corner of Stoltzman Road and Pleasant Street. This park is developed mainly for winter use. The park is in a flood plain across the street from Indian Creek Slough. The park contains a lighted hockey rink and lighted passive rink.

**OPERATIONS:**  
**Staff**  
1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager’s office. All management activities will be reviewed by the City Manager’s office before being undertaken.  
**Rules**  
1. Please refer to the Standard Park Rules.

**NEAR TERM ACTIONS (2014-2018)**  
**Operations and Maintenance:**  
1. Receives minimum landscaping, regular scheduled litter control and trash removal, and has limited development of park facilities.  
**Resource Development:**  
1. New Park Sign (\$5,000)

**Stoltzman Road Park**  
**Special Use Park**  
*Stoltzman Road and Pleasant Street*

*2.94 acres*

# OPERATIONS AND MANAGEMENT PLAN

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Thomas Park	Community Athletic Field	16.46 acres

PURPOSE:

Thomas Park has a limited horticulture program, but require a high standard of maintenance for facilities that are used heavily for seasonal programs or weekends, in this case the softball fields.

DESCRIPTION:

The purpose of this park was to complete the high school recreation facilities developed through the park bond of 1976.

The property provides a number of recreational amenities including lighted softball fields, baseball fields, hockey rink, playground, and trails.

OPERATIONS:

Staff

1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.

Rules

1. Please refer to the Standard Park Rules.

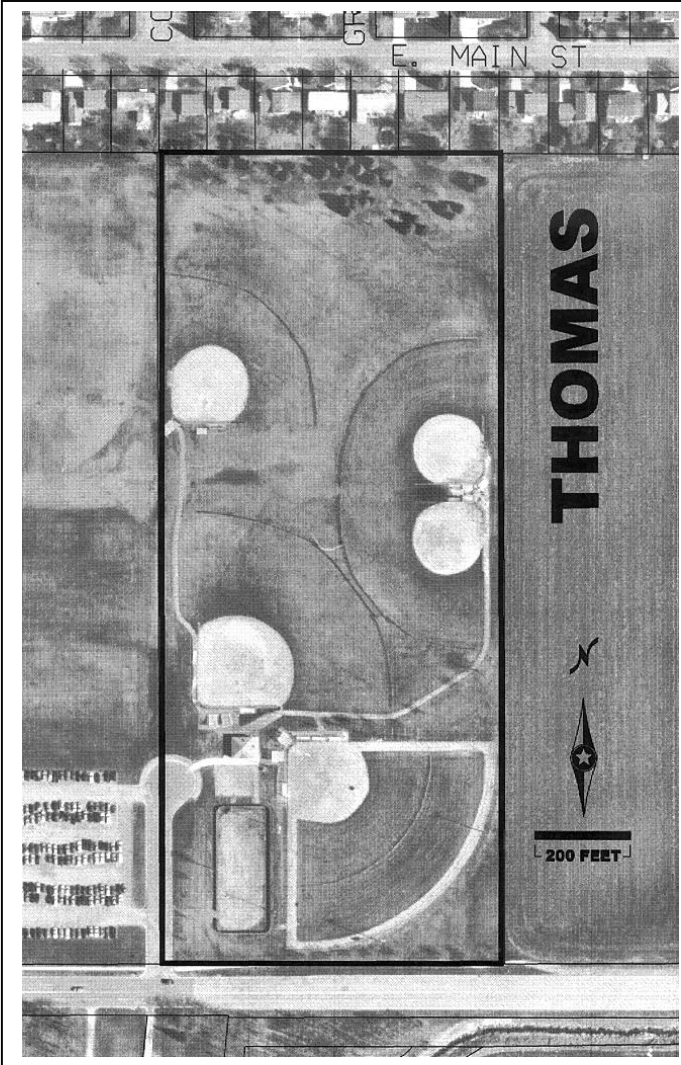
CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)

Operations and Maintenance:

1. Limited horticulture program.
2. Considerable amount of manual labor for proper maintenance of plantings, trees, and shrubs, frequent mowing and trimming of turf grass.
3. Regular and intensive litter control.
4. Regular tree maintenance.

Resource Development:

1. New Park Master Plan (\$20,000)
2. 3 Re-con Fastpitch SB Fields (\$400,000)
3. Parking & Roadway (\$90,000)
4. Restroom/Concession Stand (\$350,000)
5. New Park Sign (\$5,000)



Recreational Development

Softball field (lighted) ó 1  
Baseball fields ó 4  
Concessions  
Restrooms ó 2  
Storage  
Bleachers ó  
5 Tier ó 10  
3 Tier ó 3  
Hockey rink (lighted)

Parking

Lot ó 64  
Motorcycle ó 16

Playground Equipment

Play structure ó 1

Amenities

Trees ó 86  
Green space  
Sidewalk ó 3,420 sq ft  
Trail ó 8,840 sq. ft  
Garbage cans ó 10





**Recreational Development**

Tube water slide  
Diving well  
Olympic swimming pool  
Wading pool  
Bathhouse  
Diving boards ó 3  
Picnic shelters ó 2  
Sandlot  
Softball field  
Tennis courts ó 2  
Volleyball courts ó 2  
Bleachers ó 4 & 5 tier

**Playground Equipment**

Play structures ó 2

**Parking**

Street ó 29 stalls  
Lot ó 144  
Handicapped ó 7

**Amenities**

Trees ó 214  
Passive Green Space  
Sidewalk ó 8,904 sq ft

**Picnic Facilities**

Grills ó 7  
Picnic tables ó 35  
Shelters ó 2  
Benches ó 3  
Garbage cans ó 12  
Bins ó 3

## OPERATIONS AND MANAGEMENT PLAN

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Tourtellotte Park	Community Park	22 acres

**PURPOSE:**

Tourtellotte Park meets recreational needs for a larger selection of the community. It allows organized group activities and is capable of holding larger natural resources for passive recreation.

**DESCRIPTION:**

Named after Colonel Tourtellotte, U.S. Cavalry. He was a military officer from Rhode Island, and was so impressed with the Mankato area that he donated \$80,000 to build the area's first hospital.

The property provides a number of recreational amenities including water slides, diving well, swimming pool, wading pool, sandlot, softball fields, tennis courts, volleyball courts, playground, and passive green space.

**OPERATIONS:**

**Staff**

1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.

**Rules:** The municipal swimming pool is operated by the Mankato YMCA. The Mankato YMCA is committed to implementing proven prevention efforts to ensure that people who swim in the municipal pool are safe. All swimmers will be tested to evaluate swimming competency. Any person who does not take or pass the swim test will be prohibited from deep water.

**CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)**

**Operations and Maintenance:**

1. Considerable amount of manual labor for proper maintenance, annual or color beds requiring a considerable amount of maintenance in the form of hand cultivation, chemical weed control, disease control, fertilization, periodic renovation, etc.
2. Tourtellotte Park also has a complete irrigation system that covers most of the usable park land which receives frequent inspections and maintenance.

**Resource Development:**

1. Upgrade Softball Field, Fencing/Irrigation/Lights (\$150,000)
2. Municipal Pool Upgrades (\$2,500,000)

**Tourtellotte Park  
Community Park  
North 2<sup>nd</sup> and Mabel Streets**

22 acres







**Parking**  
Street 6 15 stalls

**Amenities**  
Trees  
Memorial 6 1  
Green space  
Flowers

OPERATIONS AND MANAGEMENT PLAN

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Tourtellotte Parkway	Corridor	1.4 acres

**PURPOSE:**  
Tourtellotte Parkway is a linear park land which preserves a linear natural resource providing safe and pleasant connections.

**DESCRIPTION:**  
A trolley used to run where the Tourtellotte Parkway now exists. The land has little use as a recreation site, but opens the area up with proper landscaping. The corridor has a greenbelt planting and buffer zone and large concrete memorial/sign in center of area.

**OPERATIONS:**  
**Staff**  
1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.  
**Rules**  
1. Please refer to the Standard Park Rules.

Tourtellotte Parkway  
Corridor  
North 4<sup>th</sup> Street from Elm Street to  
Lafayette and from Thompson Street to  
Tourtellotte Park

1.4 acres





**Playground Equipment**

Swings ó 4  
Play structure ó 1  
Slides - 2

**Amenities**

Picnic Shelter - 1  
Basketball Court (Half) - 1  
Garbage Cans - 1  
Picnic Table - 1  
Shelter - 1  
Paved Trails  
Trees - 10

**OPERATIONS AND MAN/**

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Trail Creek Park	Neighborhood Park	3.3 acres

**Trail Creek Park**  
**Neighborhood Park**  
*2124 Augusta Drive*

*3.3 acres*

**PURPOSE:**  
  
Trail Creek Park receives a considerable amount of use by neighborhood residents, but does not have the well developed turf or irrigation system.

**DESCRIPTION:**  
  
The property provides a number of recreational amenities including swings, play structure, basketball court, and paved trails.

**OPERATIONS:**  
  
**Staff**  
  
1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.  
  
**Rules**  
  
1. Please refer to the Standard Park Rules.

**CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)**  
  
**Operations and Maintenance:**  
  
1. Trail Creek Park receives minimum landscaping, regular scheduled litter control and trash removal, and has limited development of park facilities.  
  
**Resource Development:**  
  
1. Restrooms (\$80,000)  
2. Trail (\$30,000)  
3. Turf (\$15,000)  
4. Parking (\$20,000)  
5. New Park Sign (\$5,000)







- Amenities**
- Benches
  - Flower Gardens
  - Paved Walking Path
  - Monument

OPERATIONS AND MANAGEMENT PLAN

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Vietnam Veteran Memorial	Special Use Park	4.11 acres

**PURPOSE:**

Vietnam Veteran Memorial is a Special Use Park which means it is orientated towards a single use, in this case a historical site, suitable only for pedestrian use.

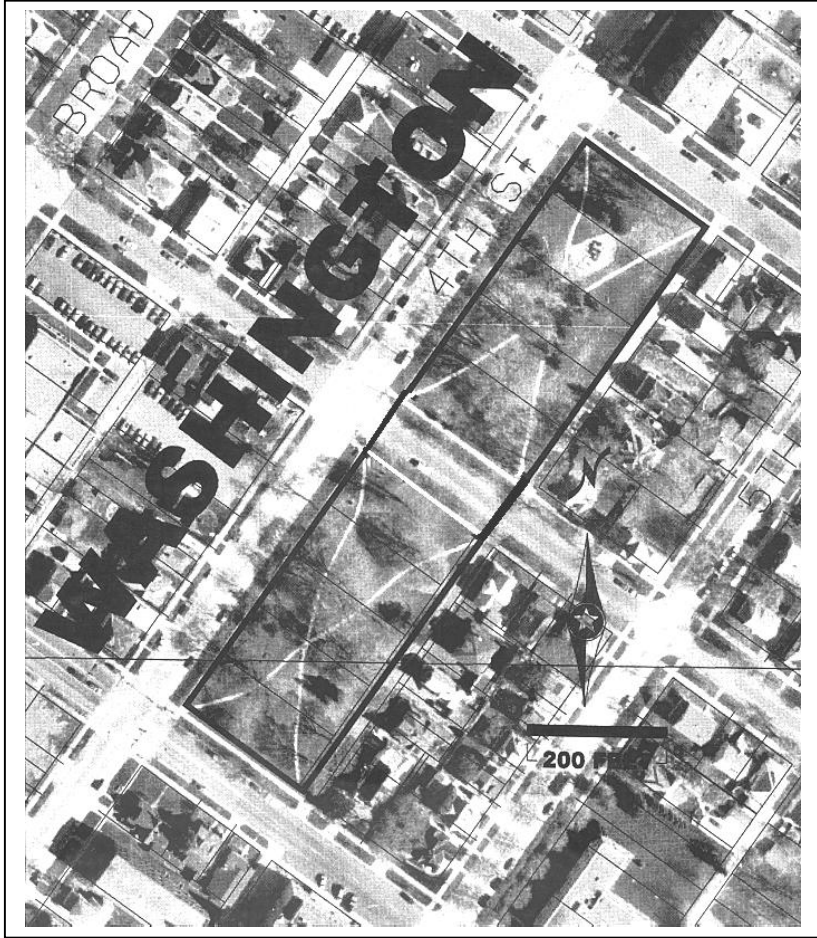
**DESCRIPTION:**

Vietnam Veteran Memorial is adjacent to Rasmussen Woods/Indian Creek Slough Nature Area.

- OPERATIONS:**
- Staff**
- The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager’s office. All management activities will be reviewed by the City Manager’s office before being undertaken.
- Rules**
- Please refer to the Standard Park Rules.

- CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)**
- Operations and Maintenance:**
- Vietnam Veteran Memorial receives regular scheduled litter control and trash removal.





**Picnic Facilities**

Picnic tables ó 2  
Park benches ó 3  
Garbage cans ó 2

**Parking**

Street ó 56 stalls

**Amenities**

Trees ó 68  
Green space  
Sidewalk ó 13,377 sq ft  
Play Structure -1

OPERATIONS AND MANAGEMENT PLAN

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Washington Park	Neighborhood Park	3.08 acres

PURPOSE:

Washington Park receives a considerable amount of use by neighborhood residents, but does not have the well developed turf or irrigation system.

DESCRIPTION:

Established in 1913, the City Council ordered the purchase of property for use as a park. Purchase price agreed on was \$8,500. This property used to be the old Omaha Railroad Depot. Plum Street was vacated and turned into park green space in 2001. The property provides various recreational amenities including green space and a playground.

OPERATIONS:

Staff

1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.

Rules

1. Please refer to the Standard Park Rules.

CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)

Operations and Maintenance:

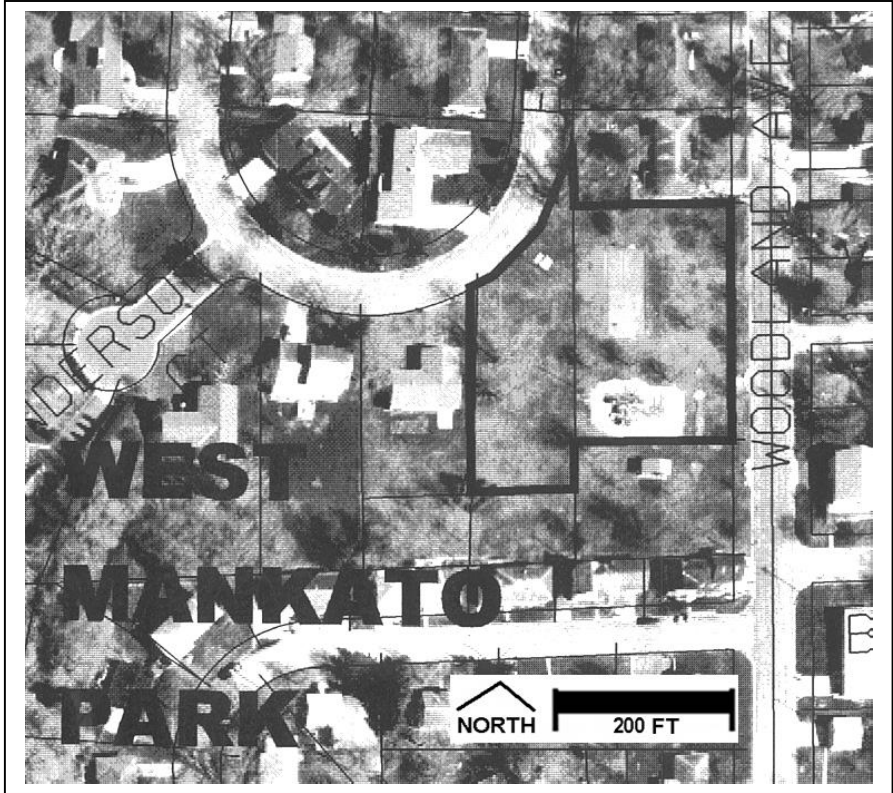
1. Washington Park receives minimum landscaping, regular scheduled litter control and trash removal, and has limited development of park facilities.

Resource Development:

1. Ornamental Lights (\$50,000)
2. Benches (\$5,000)
3. New Playground Surface Area (\$20,000)
4. New Park Sign (\$5,000)

Washington Park  
Neighborhood Park  
Washington and North 4<sup>th</sup> Streets

3.08 acres



**Recreational Facilities**

Swings ó 1  
Play structure ó 1  
Full court basketball

**Picnic Facilities**

Picnic shelter ó 1  
Picnic tables ó 3  
Garbage can ó 1

**Parking**

Street ó 16 stalls

**Amenities**

Trees ó 30  
Green space

**OPERATIONS AND MANAGEMENT PLAN**

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
West Mankato Park	Neighborhood Mini Park	1.44 acres

**West Mankato Park**  
**Neighborhood Mini Park**  
Adjacent to Wonderland Avenue

1.44 acres

**PURPOSE:**

West Mankato Park receives a considerable amount of use by neighborhood residents, but does not have the well developed turf or irrigation system.

**DESCRIPTION:**

Developed with the 1976 bond issue, the city purchased it from Sumner Carlstrom Construction for \$75,000 in early 1978. The park is sitting on a rock ledge with very thin topsoil. It is part of the former Carney Cement Plant and Quarry closed in the 1950s. Large caverns must exist under the paths because sinkholes develop where water runs underground. The park houses a sanitary pump station in the northern corner. The property provides various recreational amenities including swings, play structure, basketball court, and green space.

**OPERATIONS:**

**Staff**

- The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.

**Rules**

- Please refer to the Standard Park Rules.

**CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)**

**Operations and Maintenance:**

- West Mankato Park receives minimum landscaping, regular scheduled litter control and trash removal, and has limited development of park facilities.

**Resource Development:**

- New Park Sign (\$5,000)



**Picnic Facilities**

Garbage cans ó 2  
Benches ó 3  
Pull offs ó 3

**Amenities**

Trees ó 142  
Stream  
Wooded hillside  
Trail ó 66,736 sq ft  
Parking Lot - 6

**OPERATIONS AND MANAGEMENT PLAN**

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Willard Parkway	Corridor	3.01 acres

**PURPOSE:**

Willard Parkway is a linear park land which preserves a linear natural resource providing safe and pleasant connections.

**DESCRIPTION:**

Located adjacent to Glenwood Avenue, this park offers picnic facilities similar to roadside rest areas. It is part of a ravine which the city owns and is currently undeveloped. This linear park is utilized as rest areas and for small picnics.

**OPERATIONS:**

**Staff**

1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager’s office. All management activities will be reviewed by the City Manager’s office before being undertaken.

**Rules**

1. Please refer to the Standard Park Rules.

**Willard Parkway**  
***Corridor***  
***Adjacent to Glenwood***

*3.01 acres*







**Picnic Facilities**

Shelter - 1  
Picnic tables 6 2  
Garbage cans 6 1

**Amenities**

Green space

**Playground Equipment**

Play Structure -1  
Slides - 3  
Swings - 4

**OPERATIONS AND MANAGEMENT PLAN**

PARK NAME:	CLASSIFICATION:	EXISTING ACREAGE:
Wings Over White Oak Park	Neighborhood Park	4 acres

**PURPOSE:**

Wings Over White Oak Park receives a considerable amount of use by neighborhood residents, but does not have the well developed turf or irrigation system.

**DESCRIPTION:**

Wings Over White Oak Park is positioned to serve a growing residential neighborhood. The property provides green space, swings, slides, and a play structure.

**OPERATIONS:**

**Staff**

- 1. The Public Works Director of the City of Mankato will lead overall management with oversight from the City Manager's office. All management activities will be reviewed by the City Manager's office before being undertaken.

**Rules**

- 1. Please refer to the Standard Park Rules.

**CAPITAL IMPROVEMENTS AND NEAR TERM ACTIONS (2014-2018)**

**Operations and Maintenance:**

- 1. Wings Over White Oak Park receives minimum landscaping, regular scheduled litter control and trash removal, and has limited development of park facilities.

**Resource Development:**

- 1. New Park Sign (\$5,000)

**Wings Over White Oak Park**  
***Neighborhood Park***  
660 Tanager Road  
*4 acres*



OTHER MANKATO AREA RECREATIONAL OPPORTUNITIES	Name	Acre	Playground Equipment	Basketball Courts	Tennis Courts (*lighted)	Sand Volleyball Court	Playfield with backstop	Softball field w/fence(*lighted)	Baseball Field w/fence	Soccer Fields	Parking off street	Passive Green Space	Flower Garden(s)	Picnic Tables	Shelters	Shelters (*Electricity)	Restrooms	Skating Rinks	Camping Facilities	Canoeing	Fishing	Swimming (P-pool, B-beach)	Trails/Unpaved	Trails/Paved	Cross Country Skiing	Zoo	Nature Center
<b>Schools</b>																											
Franklin Elementary			X	3			2					X															
Jefferson Elementary			X	1		X	2					X															
Kennedy Elementary			X	2			2					X															
Lincoln Elementary			X									X															
Roosevelt Elementary			X	2			1																				
Rosa Parks Elementary			X	2			1					X															
Washington Elementary			X	2			3					X															
Mankato East High				6	7				1	4		X															
Mankato West High					7			1	2			X															
Bethany Lutheran College					6			1		2		X															
Minnesota State University					6					1		X															
Mankato State University																											
<b>Other Community Facilities</b>																											
Midwest Wireless Civic Center											X						X										
Lincoln Community Center																											
YMCA				X							x						X					P					
YWCA																											
Armory on Dr. Martin Luther King Jr. Drive																											
Caledonia Curling Club																											
Mankato Intergovernmental Center																											
<b>North Mankato Fields</b>																											
Caswell Park	25	X				4		4*				X	X			X											
Spring Lake Park	32	X	1	2	4			2	4			X	X			X	X					P		X			
So. Central Tech. College								5																			
<b>State Facilities</b>																											
Minneopa State Park	1,145											X	X			X	X	X	X	X	X	X		X			
Sakatah Trail																								39			
<b>County Facilities</b>																											
Indian Creek																											
Williams Park	65																X							X			
Red Jacket Trail																								5			
Blue Earth County Library																											
Blue Earth County Historical Society																											

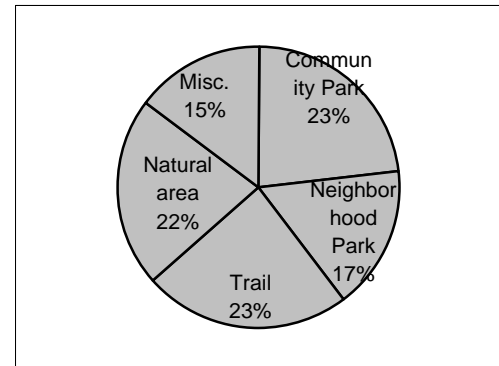
# **The City of Mankato Park and Open Space Plan Public Workshop I : INPUT SUMMARY November 27, 2001**

Number signed in: 61  
Number of surveys turned in: 57 total  
(40 during workshop, 17 afterwards)



## **1. Favorite Places**

Residents were asked to list their favorite places and place a dot on the large map provided at the meeting. The following pie chart groups the listings into categories as a way to summarize the listings. The complete listings and any comments as written on the input sheets follow.



## **Community Parks - 33 Listings**

### **Land of Memories (9 listings)**

- Large park with wide open spaces, great for use for soccer fields when not flooded or special events occurring.
- that's where I spend a lot of time with 3 kids in soccer program.
- provides camping, boat access, Frisbee golf, and soccer. Visiting teams frequently comment about the park's beauty, "The prettiest soccer complex in Minnesota"
- My family enjoys at all times of the year, winter for skiing, fall and spring for biking and walking, spring and summer when soccer is in full swing is very exciting, I have 11, 13 and 17 year old children.
- all the opportunities
- Soccer fields
- a wonderful, peaceful place. The historic value is a great asset.
- x-c skiing and home of Mankato United Soccer Club serving over 1,000 area soccer players annually.
- Land of Memories /Sibley Park –beautiful and useful

### **Sibley Park (16 listings)**

- a nice combination of softball facilities in a natural environment
- The best sliding hill in all of Minnesota, wonderful flowers, without people's fair it's now a better park.
- Daughters use ballfields in the MAGFA program
- grounds, beauty, variety, zoo –all!
- view of river
- gardens
- is a great amenity, needs enhancements
- It has great sledding hill and also has a play ground and tennis courts, close to a zoo.
- Play in the field and playground, also the zoo
- Like the zoo and the pot belly pig
- ball fields, sliding, flowers
- because of the flowers and other landscaping , building etc. (not because I work there everyday)

### **Tourtellotte Pool (8 listings)**

- The Pool – is a great place for children and families.
- Tourtellotte Park – Great spot for multi-use activities, pool, ball fields and tennis courts, picnic grounds etc.
- Tourtellotte Park – Daughters use ballfields in the MAGFA program



- Tourtellotte – has kept the forest-like atmosphere the north-end had from sixty years ago, this is one of my favorite hiking areas in Mankato.
- Tourtellotte Pool – It has the pool and a great space for picnics and impromptu Frisbee.
- Tourtellotte Park/Thompson Ravine area – Hills, forest creek, wildlife, Pool for kids and picnic shelters.
- Tourtellotte Park – Softball

## **Neighborhood Parks - 24 Listings**

### **Spring Lake Park (2 listings)**

- is nice but very restrictive as is.
- space to get out and walk, also birds to feed and view by the children.

### **Lions Park (3 listings)**

- just outside my back door, lots of daily use from children and adults, walkers, joggers, bikers, skaters, skiers, and anglers. Enjoy view and wildlife daily.

### **Other parks (19 listings)**

- All neighborhood Parks –
- All parks –
- Hiniker Pond – the old swimming hole
- Erlandson Park (2) – well groomed for family enjoyment, safe equipment and good shelter for picnics
- Highland Park (3) - well groomed for family enjoyment, safe equipment and good shelter for picnics
  - Nice place for Volleyball
- Washington Park – Safe places to get outdoors/recreation/travel/nature/heritage
- Seven mile Park - Wonderful mountain biking and xc skiing
- Lincoln Park – the aesthetics and historical significance make these special
- Pioneer Park - Thompson Ravine area, the aesthetics and historical significance make these special
- The whole park system – is great, it has an opportunity for everyone
- Franklin Park – Baseball
- Southview Park – a big open field for soccer, football and Frisbee. Can fly kites and play on playground, right behind my house
- Stoltzman Ice Rink – fun to skate, near my house
- FA Buscher Park(3) – I like the baseball diamond and its close to my house,
  - meet your friends there to play softball or play on playground,
  - close to my house

## **Natural Areas - 31 Listings**

### **Rasmussen Woods (17 listings)**

- is a beautiful place to walk, snowshoe and ski.
- good example of a residential area around a natural wildlife area. The bluffs are protected, trails for hiking and skiing.
- learning/others should strive to be
- Love to walk, feel like you are some place in northern Minnesota – so secluded for the city
- has been enjoyed by our early childhood families on fall walks.
- Gives a great feeling of seclusion and wilderness right in the middle of town. Excellent cross country skiing opportunity.
- love both trail and the woods, close to my house, within walking distance
- definite isolation of the park. Quiet,” away from the crowd” great running and hiking area.
- it’s natural
- Wildlife in the city
- Peaceful, calming, relaxing, educational, I love the wildlife/plants.
- Woods and floating wood trail
- I like nature and watching it, really like hiking
- It’s left alone!
- Williams Nature Center – live close by and the wildlife and the paved trails really make it a true nature walk.
- Williams Nature Center – to walk and get close to wildlife

### **Thompson Ravine (3 listings)**

- save it as best we can

### **Other Natural areas (11 listings)**

- Hillsides/ravines –
- River (2) – Fishing catch and release.
- The river –provides recreation, wildlife habitat, environmental protection, aesthesis, flood control
- The Bluff – provides recreation, wildlife habitat, environmental protection, aesthesis, flood control
- The wetlands – provides recreation, wildlife habitat, environmental protection, aesthesis, flood control
- The wooded areas – provides recreation, wildlife habitat, environmental protection, aesthesis, flood control
- The streams - provides recreation, wildlife habitat, environmental protection, aesthesis, flood control
- Blue Earth River –
- Creek by the boy scout building –
- Anywhere “natural” – I like natural settings,

## **Trails - 34 Listings**

### **Sakatah Hills Trail (6 listings)**

- Safe places to get outdoors/recreation/travel/nature/heritage
- Wonderful mountain biking and xc skiing
- close access to where I live, great for hiking or biking, well maintained
- woods, no vehicle traffic, wildlife, ravines.
- great fun, resource so handy

### **Red Jacket Trail (12 listings)**

- Safe places to get outdoors/recreation/travel/nature/heritage
- Peaceful area
- I walk 4-5 miles a day , bike to Rapidan several times a week.
- beautiful and gusset
- has a variety to do, bring your dog or roller blade, run, walk and ride your bike, also great view
- Well maintained, and beautiful scenery. Roller blading and walking dog.

### **Glenwood Drive (3 listings)**

- It's a park with a road to drive on
- use bike path often
- Safe places to get outdoors/recreation/travel/nature/heritage

### **Other Trails (13 listings)**

- Gravel Road – that parallels the country club golf course is a great hiking area that leads to the Sakatah trail.
- Hiking area –Maxwell St north toward Summit Ave a great place to walk without being bothered by traffic.
- River Road – on the inside edge of river.
- MN River Trail –
- The river trail – is great
- All the trails – are good
- Bike trails –
- Mayan Way Haven Trial – from woodhaven
- Trails – I really enjoy the bike trails in many directions of the city
- Stairway to Bethany - Safe places to get outdoors/recreation/travel/nature/heritage
- Stairway behind old main – Safe places to get outdoors/recreation/travel/nature/heritage
- “nature” trails and hiking and biking possibilities
- Minneopa Bike Trail –
- Moor ATV Trails – Should be user fee.

## **Misc. - 21 Listings**

- Betsy-Tacy Houses – people come from all over the world just to see this neighborhood, let's give them something to look at.
- The Hubbard House, Carriage House and its gardens – under utilized
- River Hills Mall (2) – I like the arcade
- Schools –
- Downtown Area –
- The Oldtown area – maintain the historic presence
- Hubbard House – Safe places to get outdoors/recreation/travel/nature/heritage
- University -
- Civic Center –
- The corner of Warner and Broad looks great
- The little spot at corner of Madison and Riverfront
- Flowers planted all around the city
- Softball Fields – sport fields – watching
- BMX Track –
- Minneopa Park(2) –
- Jefferson School(2) – I like the teacher and friends, an awesome play ground  
-very good field and playground is new and fun to play on.
- The YMCA(3) – It is fun, awesome place to be with my friends, I feel safe there.  
- good programs, fun to play ,swim, exercise, hangout

## **2. Existing Opportunities**

Residents were asked to look at the Existing Opportunities Map and Photos and think of the existing Mankato park and trail opportunities and rate the following statements and add their own comments on what exists today. The responses were totaled from all the input sheets and added to the corresponding boxes as shown. All written comments were combined and summarized at the end

Great	OK	Poor	
14	27	9	1. I use the sidewalk or trail system often (Great=daily, OK=weekly, Poor=rarely if every)
12	30	8	2. I enjoy the parks in Mankato often (Great=daily, OK=weekly, Poor=rarely if every)
13	25	10	3. Existing trails effectiveness in allowing you to get around safely and efficiently
32	8	8	4. Your accessibility to a nearby neighborhood park
21	27	3	5. Level of existing park maintenance
12	23	16	6. Existing park facilities role in meeting your recreational needs
12	26	6	7. Proper protection of natural areas



### 3. Future Recreation and Open Space Opportunities

Participants were asked to respond to the following: think of what makes the Mankato area special and will need our help in preserving it for future users. Think of what activities you would like to participate in and the kind of facilities the city can improve on or provide to help you enjoy them better. All written comments were combined and summarized at the end

**How important are the following to the future of Mankato? Add your ideas to the list!**

Important	Maybe	Forget it	
36	11	2	1. Everyone should have a neighborhood park/play ground within walking distance
45	4	-	2. Land is reserved ahead of time in developing areas for park and open space
38	9	2	3. Trails/sidewalks should be provided to schools & parks
35	11	3	4. Sidewalks created in new neighborhoods
28	20	1	5. Shared facilities: Schools, churches, State and County facilities can help fulfill some of Mankato residents' recreational needs
19	23	6	6. Downtown has stronger connection to river
18	26	1	7. Storm water ponding forms linear trails and parks
40	7	2	8. Preservation of historic places
42	8	-	9. Preservation of natural resources
31	17	1	10. Continuous trail loops
32	15	-	11. Paved trails –biking, inline-skating, walking, handicap accessibility
22	27	2	12. Unpaved trails- walking, hiking
5	18	24	13. Motorized recreational vehicles areas –

### Participants' Written Comments:

Participants written comments from the input sheets have been recorded and categorized below. Some editing has been done for clarification only.

#### SPECIFIC PARK ISSUES COMMENTS

1. Need year round restrooms at Sibley Park for winter activities (similar to Flandreau Park)
2. Need to add/reinstall adult swings at Washington Park.
3. Land of Memories well used for MUSC club, but prone to flooding (3 times since 1993) , no restroom facilities handy, no phone, poor traffic control at events end.
4. Land of Memories is lacking in facilities (water and sewer)
5. Land of Memories has quite a bit of "off-roading" happening with 4-wheelers, cars, maybe not patrolled as much as it could be.
6. Thompson Ravine upgrade must provide trail and slower speeds.
7. Tourtellotte Park – clean up, north end, buy adjacent properties, trim n end, develop, Sheri Candy Co. cars are parking in city lots.

8. Tourtellotte Park – Residents of area cannot park on street during summer , need neighborhood parking permit, need more public parking?
9. Tourtellotte Park – spray for mosquitoes!
10. Tourtellotte Park – Buy adjoining land on north side to expand (don't miss opportunity land is "for sale").
11. Tourtellotte Park – Water park is OK, but don't close pool,
12. Tourtellotte Park – finish sand volleyball court that are started.
13. Tourtellotte Park – Have small neighborhood skating rink on north side by tennis courts (no place to ice skate on north side)
14. Seniors don't feel safe at Sibley, want more water stations, benches and telephones (perhaps sign out a cell phone to use while walking)
15. Land of Memories building renovation ideas: senior center, retreat, conference center, shuttle service.
16. Improve the campground – have more amenities , improve the trails around it.
17. Provide more replacement trees in parks. Tourtellotte needs a green buffer on West side/ Shari Candies and C&S are UGLY!
18. Plant poplars or similar tree where plum street meets Washington court
19. Need to move jungle Jim at Washington Park to a level site, so sand doesn't wash over sidewalk.
20. Lincoln Park no longer works, is over planted and no longer a community gathering place, is an artifact
21. Hiniker pond – buy the land from adjacent to the parkinglot and build a big play unit, volley ball sand courts, concession stand, shower room and more restrooms.
22. New warming house at Stolzman Rd. – pave rink for roller blading and landscape the park.
23. Build a kitchen/sink in Highland RR Bldg.
24. Warming house at Highland
25. New concession stand at Tourtellotte.
26. plowing highland, flood east parking area for skating, waste receptacles
27. West Lions Park?
28. FA Busher I think we could use a tennis court, we do not have a tennis court in walking distance (2 miles), we could also use a couple of water fountains
29. Lincoln Park needs playground
30. Create new park at corner of Stadium and Bunting Lane. (map enclosed)

#### GENERAL PARK ISSUES

1. Dog park needed
2. More ice skating
3. more security at parks, restrooms/covered eating.
4. The parks need to have more drinking fountains and better bathrooms
5. Better fields such as baseball and basketball courts
6. I think we need better places to play sports
7. Every park should have a restroom or port-a-potty
8. I think that in some of them, southview for example, need something such as a tennis court ... for older kids
9. There are very few playgrounds and not enough hiking trails.
10. The river is extremely ugly and currently almost useless, something has to be done about it!
11. Parks need more benches for therapeutic walking for sitting and resting.
12. Used Quarries : amphitheatre, senior center
13. Handicap park with trails for wheelchairs and carts.
14. Need for elder access to nearby parks with tables in shade, horse shoes, English croquet,
15. I want a park where I can walk with my dogs- nothing more.
16. More parks like Rasmussen to enjoy nature and environment.
17. Have a formal information signage for all parks and entities
18. Make use of the city's stormwater ponds, they can make great recreational areas.
19. Mankato needs to be made safer and more conducive to walking and biking, speed limit lowered to 25 mph within the city, trails and sidewalks should be maintained, kept clean and extended.

20. Number of park employees needs to be increased to be able to care for existing park areas, expanding park areas.

#### GENERAL MAINTENANCE ISSUES

1. I feel that the city softball and baseball fields are not kept up very well.
2. More restrooms and keep clean.
3. All neighborhood parks should have “local” volunteer maintenance.
4. Maintenance – not enough park personnel for this size city., Adopt a park by neighborhood residents/
5. The river is great, It could use landscaping and a volunteer “litter-picker-upper”
6. Mankato has beautiful, well maintained park areas, vandalism and punishment needs to be addressed

#### SOCCER/SPORTS FIELD REQUESTS

1. BMX track located where a large enough area for parking, larger track. A national tournament (land o lakes –Minnesota) could be held here filling restaurants, motels and campsites, stores, etc.
2. Indoor, year round BMX track if a big enough building ever became available.
3. The area across from Thompson Park by Mankato East High School could be used for more soccer fields and the trees saved for wind protection.
4. Expand soccer fields
5. Good spot of another youth baseball facility – east of Thompson Park
6. Good spot for rec park (softball/baseball facility) – east of Midwest Wireless east on 14
7. Providing field needs for student athletics and public.
8. Soccer is limited by the size of Land of Memories : a larger facility could provide the opportunity to host large tournaments for southern Minnesota ( no present opportunities) a complex along the lines of Caswell could bring many people to Mankato.
9. A lot of Rec. places are either too busy and crowd or do not have the proper facilities to enjoy the sports my family likes to do, also they close them too early or don’t open soon enough in year.
10. Land of Memories is a good open space for soccer but in the event of a serious injury, the exit is blocked by a possible poorly timed 20 minute train passing. The access is dangerous and has no stoplight. Land subject to flooding resulting in season shortening by a month
11. Need sporting activists involved planning and financing as well as businesses, Sporting activities can make business benefit so be sponsoring it up front they can benefit when the events are held.
12. La Crosse fields and soccer fields so we can put on tournaments and invite other teams (north of Kennedy School)
13. Soccer site at the old Hubbard Farm: It is in the valley out of wind, it has an organic soil base, it is isolated yet near, has a access to hwy 14.
14. Potential soccer field development is adjacent to city limits on the north, 2.5 miles north of the hwy 14 bypass on 3<sup>rd</sup> ave. The east side of the road land abuts the west end of city owned land on Lime valley road.
15. Youth soccer needs place with good street access and parking, ideally, below windy hilltop and out of floodplain plus : 1. level grassy well-drained space for 15-20 field of varying sizes, 2. an appropriate site for 8-12 high quality fields to host tournaments, 3. at least two lighted fields for older youth teams and perhaps high school teams could play in evening
16. Opportunity for parks/ballfields out by Stadium Road and by Grand Champion Sports Center
17. Baseball/softball developments for younger and older kids.
18. In most of the active parks organized groups play games, those groups should volunteer to help maintain the facilities.
19. Sibley and Tourtellotte have good fields but not designed for girls or women, facilities for women stink – porta-potty.
20. We need some type of permanent soccer complex for your youth, the type of complex can generate a large tourist and stay and play base of people
21. Need local youth parks, places of open fields for unorganized sports like soccer, baseball, softball, etc.
22. Lack of public ball fields for girls to use –
23. Mankato needs a youth sports facility.



24. Need more fields for new, popular sports of soccer and la Crosse, other communities, such as Albert Lea have developed more fields. Need sites for tournaments, (other than twin cities, Rochester is closest town with tournaments). Like Caswell Park in N Mankato is needed for soccer and la Crosse. Lakeville, Golden Valley Coon Rapids have good soccer complexes.
25. Need a soccer complex.
26. Mankato needs more soccer fields, need to keep kids busy doing positive activities. Complex could hold tournaments and bring \$\$ to our community, soccer parents spend tons of \$ in other areas with soccer fields, i.e. Rochester.
27. Land of Memories fields are overused

#### NATURAL AREAS COMMENTS

1. More protection of natural areas
2. Be cautious about Thompson Ravine, while it has great potential , it should not be at expense of home owners.
3. The spots along retaining ponds and creeks are an unused treasure.
4. Increased protection and preservation of natural areas is essential considering the extent of urban sprawl, Mankato needs to increase and improve their wildlife management skills and protection, The city should take a proactive approach.

#### DOWNTOWN /RIVER CONNECTIONS COMMENTS

1. Old time street lights in city's only historic area – N broad ST. (electricity is already in place-promote this area w/Thompson Ravine)
2. The oldtown area – maintain the historic presence and have new construction mimic the old.
3. Keep current emphasis on Downtown beautification in summer – great job with planters, flowers, etc. makes people proud to be from Mankato.
4. Use dike picture(art) history of Mankato
5. Turn “depot” area into a trail head/information center.
6. Downtown has a stronger connection to river very important
7. Need scenic and safe trail from old depot to Sakatah Trail head.
8. The Minnesota River trail could be used as an attractive corridor for people in the new developments going up to bike, hike or ski downtown ( with their own new connecting corridors) to restaurants, stores, civic center events, art exhibits(at old Library) and hotels.
9. The river trail sucks, it could be an outstanding concept, the only people that use it are runners like my self.
10. The river , get rid of the wall and open up to the city, what a great location for park and family area.
11. We need to think of downtown as a place to be, compare Mankato to cities around the root Valley trail system – lots of shops, outdoor cafes, sitting areas, Mankato has potential – streets! South front, old town (traffic issue)
12. The ravines around Mankato were all part of area thousands of years ago, Let's use some of them to lead to the heart of town again and spur downtown revitalization.
13. Preserve Betsy-Tacy Houses, mark them ,upgrade neighborhood, create walking tour, celebrate the book of Maude Hart Lovelace, people come from all over the world just to see this neighborhood, lets give them something to look at.
14. construct an “elevated park “ near flood wall for river viewing

#### TRAILS ISSUES COMMENTS

1. Currant bike trails designed by non-bikers! Poor connection thru city.
2. I drive to Rasmussen Nature Park because I don't think it is safe to walk on the streets at 7:30am.
3. Bike rails or lanes are on unprotected roadways by River Hills Mall area etc. Not pleasant, not safe, cannot trust kids on bikes.
4. No connection from tourtellotte area to top of hill!? Must be a Tour de France biker to go up Goodyear Ave.
5. From tourtellotte area must cross Riverfront – dangerous for all, must wait 15 minutes to cross and proceed to sakatah trail.
6. Along N Riverfront – must cross “on and off“ ramps of US 14.
7. Need to connect Sakatah to depot via trail – not sidewalk or street.
8. Need mitigation to allow trail access and thoroughfare if DMTE compromises trail effectiveness
9. The currant trail along the Minnesota River is no more than a sidewalk by a concrete storm sewer runoff, It is totally unappealing and misses the function of connecting the downtown by open space to other open spaces in the city.
10. The trail system in the community and county is terribly disjointed and lacks continuity.

#### TRAIL IDEAS COMMENTS

1. Stoney Creek area as a connecting corridor to Red Jacket Trail all the way to Indian Lake.
2. Expand on River run with more paved area north of Mankato.
3. Expand trails to tie parkways together
4. Keep side walks repaired and put grips or ridges on hills.
5. Need safe trails for walking, riding bikes
6. Parks need trails for people with wheelchairs
7. Thompson Ravine upgrade – slow traffic, need trail to connect N end to Hilltop on NE Hilltop.
8. Have proper parking/ facilities at trail heads
9. Need paved bike trail from Mankato to Minneopa parallel to us169/mn60 or similar route.
10. Need foot path (non paved) from Land of Memories to Minneopa along river, problematic crossing of minneopa creek – need a viable foot bridge.
11. Try to connect parks by paved trails , create great destinations.
12. Promote Mankato as a destination for bikers, canoeist, hikers.
13. Small foot paths for hiking are essential for creating a feeling of intimacy with woods and scenic wilderness experience.
14. Connection to trails to keep sidewalks free.
15. Pave trail from bottom of Stadium Road to Mankato West
16. Expand the hiking trails and have them tied into the county system.
17. How do North Mankato and Nicollet Cty systems interact with Mankato and Blue Earth County?
18. Add bike trail – Thompson Ravine
19. Deal with DM&E problems /trail access
20. Continuous trail loops very important.
21. Sakatah Trail could use some picnic areas, the first mile plus is part of the 15-20 year annexation area and should be looked at for park area.
22. Trails need to connect and we need to work together
23. Need to create an open space system that links/connects all forms of park and open space.
24. Trails and sidewalks are underutilized (not inviting).
25. Possibly more lighting on Red Jacket Trail for safe night time usage.
26. It is important to have both paved and unpaved trails
27. Difficult to green cul-de-sacs because of snow and maintenance issues.
28. Trails to connect University to downtown or Hilltop commercial

#### FUTURE PARK PLANNING

1. Do not let the “island” (NSP) get developed industrially or commercially.
2. It is important to plan ahead and reserve land for recreation, prior to developing. This would also help attract development in any area of the city.
3. Connect parks with parkways, trails etc. enhance with landscape, berms etc.
4. More green/landscaping at boulevards, create nodes at important junctions within the city (urban design guidelines)
5. Could the sand bar near Dairy Queen north be used for recreational vehicles?
6. Thought should be given to doing something around the airport.
7. Need to establish walking and bike trails in new and existing developments, require it be part of new plans – not here it is.
8. We seem to have open spaces used to isolate nice housing with low activity.
9. Real estate developing and road construction are wrecking great spots I the city that could have been parks.
10. Have developers set aside a percentage of area for green space.
11. Do not allow developers to buy out their park responsibility.
12. Mankato needs to purchase ravine area currently located at the city limits and beyond, like many of the southern twin cities suburbs, green space and trails should be laid out for residential developers to build around. green spaces and trails should be connected whenever possible – this keeps bikers and pedestrians from getting hit by traffic.

13. Need large acreage park on NE Hilltop.
14. Green spaces in cul-de-sac and boulevards must allow emergency access.
15. Old quarries need to be reclaimed and beautified
16. Paddington Drive is located in a bog areas would make a great wild area
17. The prairie from Brook St north toward Kasota has great potential
18. Work with district 77 closer to develop areas of interest such as Kennedy Property
19. Look at joint futures that benefit both sides of the river for major parks or rec. facilities.
20. Both communities (N Mankato and Mankato) should develop parks for sports as well as neighborhood parks were both can benefit from it economically.
21. All areas are important and very vital to the Mankato or River Valley communities and need to be addressed.
22. Something for everyone.
23. An ATV-OHM riding park and linking trail throughout the Tri-county area.
24. My son would love a legal area to off-road his truck
25. I would love a water park.
26. Need to have dialogue about places like the old quarry sites, Thompson Ravine.
27. 18 hole public golf course.
28. Need a place for dogs (and other pets), then enforce the dog law in other parks
29. Always need to look at new recreational activities and having the parks set up for those.
30. Plan and maintain the parks
31. Lincoln Park area needs neighborhood park
32. keep working hard a/all parties, use resources from city and school to better our parks
33. Too little, too late, we should look beyond city limits and purchase land before developed or work with state and county dept. in order to obtain land for rec. purposes as our boundaries expand.

## Praise

1. Mankato has done a great job of making the outdoors useable
2. Mankato has good opportunity for biking, hiking and walking., Skateboarding and roller blading is somewhat restrictive.
3. Keep up the good work, I have a handicap daughter and when we lived in Mankato the trails were nice with a wheelchair
4. I really like the parks of Mankato, I think they are safe and fun.
5. I think the parks of Mankato , in the future, could be really wonderful places.
6. The parks are great



The City of Mankato  
 Park and Open Space Plan  
 Public Workshop II: February 12, 2002  
**QUESTIONNAIRE SUMMARY ( 34 RETURNED, SOME QUESTIONS LEFT BLANK)**

✓      ✓  
**YES or NO      Please check YES OR NO to the following questions;**

25	9
----	---

▪ Did you participate in the first public workshop held November 27, 2001?

28	1
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▪ Do you think the Mankato Park and Open Space Vision and Guiding Principles reflect the community's needs and desires for a park system.

✓      ✓  
**YES or NO      Please check YES OR NO to the following general park plan ideas;**

33	1
----	---

A. The Mankato Park and Open Space Plan should plan for neighborhood parks in residential areas every mile such that residents can walk to their park. The park land should include areas of natural green space (trees, water, wetlands), as well as space for active recreation.

29	3
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B. Land for a community park should be sought and acquired ahead of development in the eastern or southeastern part of town that would include parcels of significant natural resources and areas for active recreation.

33	1
----	---

C. Mankato Parks should collaborate with area schools in sharing facilities and in planning new school locations in the future.

32	1
----	---

D. Mankato Parks should promote greater use and awareness of its historically significant facilities.

27	5
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E. Mankato Parks should promote its parks and improve its image by creating signage standards that would improve and standardize the park signs, and create mapping of parks and trails for improved wayfinding.

33	1
----	---

F. New developments should provide continuous trail systems connecting residents to their nearest neighborhood park and to the city wide trail system

34	0
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G. Seek opportunities to create linear park corridors along environmental features such as ravines, creeks and stormwater ponding.

31	2
----	---

H. Areas outside the present city boundaries should be explored for joint preservation with the county and state. Some of these areas could be developed into regional or community parks in the future. Preservation areas might include land along the Blue Earth River, the Le Seuer River and Wita Lake and Eagle Lake as well as other resource areas including wetlands, woodlands, creeks and geological features in the study area.

26	8
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I. Develop a spent quarry as a park to create a unique recreational and historic experience.

✓ ✓  
YES or NO

**Please check YES OR NO to the following specific park plan ideas;  
(refer to Park Plan Map for location clarification)**

- |    |    |   |
|----|----|---|
| 28 |    | 1. Improve city wide trail circulation by creating parkways along community roadways with separate trail and sidewalk and landscaping to improve community circulation and identity. N/S Parkways might include roads every mile; Hemlock Road/TH 33, CSAH 16/568 Ave./Stolzman Road, CSAH 8/ 573 Ave/Monks Ave, HWY 22. E/W parkways might include Thompson Ravine Road/CSAH 3, Madison Ave, Hoffman Road, Stadium Road, Schostag Road/Hungry Hollow Road. 169/River Front |
| 30 | 1  | 2. Extend the multi-use trail along Minnesota River from Mulberry to TH14,  |
| 24 | 7  | 3. Enhance the Minnesota River Trail experience with erosion/flood hardy trees and shrubs, art along wall, lighting and benches, interpretation of flood events, etc.   |
| 29 | 3  | 4. Improve downtown connection to the MN river: Enhance Depot area as entrance to MN River Trail with opportunities for strolling along a lighted section of enhanced trail. Connect and build on the existing attractions of the Civic Center, Intergovernmental Center, library and memorials.  |
| 28 | 4  | 5. Create separated paved multi-use trail along Stolzman Road from Front Street to Stadium Road.  |
| 26 | 3  | 6. Connect Sibley and Land of Memories via bridge or seasonal “historic “ferry across the Blue Earth River to increase accessibility and create a “river” experience.   |
| 25 | 5  | 7. Create an unpaved, low-impact hiking trail/route within the city along the bluff from Pioneer Park to the Blue Earth River. Acquire easements, land or route long residential streets as necessary to create a continuous hiking route along bluff.  |
| 17 | 13 | 8. Develop a Community Soccer Field Complex on city owned land, NW of Lime Valley Rd and Industrial Rd.   |
| 24 | 7  | 9. Acquire Mankato Plumbing & Heating site (at Elm and Maple) for a downtown park on the Minnesota River and access point to proposed Minnesota River Trail extension.  |
| 19 | 12 | 10. Look for and acquire property in the Lincoln neighborhood area to develop a neighborhood park for this underserved area.  |
| 19 | 12 | 11. Develop a special use park at the bottom of the bluff at Glenwood Ave. & S. 5 <sup>th</sup> Street.   |
| 26 | 4  | 12. Develop park on city owned land at the NE corner of Hwy 14 & 169 along the Minnesota River to include restrooms, paved and unpaved trails, canoe access, and dog exercising.  |
| 19 | 9  | 13. Find a better location for the BMX grounds, a site that accommodates desired facilities: parking, restrooms, lighting, and good access. This would also enable the city to create a more natural entrance experience for Rasmussen Woods.   |
| 23 | 2  | 14. The city should actively pursue preserving a corridor of natural area along Thompson Ravine   |
| 25 | 2  | 15. The city should actively pursue preserving a corridor of natural area along Wilson Creek.   |

**Participants were asked to “list the top five ideas you would like the Park Plan to address “  
(choose from ideas presented tonight or list your own)**

Following is the most common listed concepts with the number of times listed in apprentices. Additional participants comments follow at end of document.

#1.Improve city wide trail circulation by creating parkways along community roadways with separate trail and sidewalk and landscaping to improve community circulation and identity. (LISTED 13X)

#2. Extend the multi-use trail along Minnesota River from Mulberry to TH14, (LISTED 10X)

# 8. Develop a Community Soccer Field Complex on city owned land, NW of Lime Valley Rd and Industrial Rd. (LISTED 10X, ALTHOUGH NOT AT THIS SITE)

# 4. Improve downtown connection to the MN river: Enhance Depot area as entrance to MN River Trail with opportunities for strolling along a lighted section of enhanced trail.. (LISTED 5X)

# 6. Connect Sibley and Land of Memories via bridge or seasonal “historic “ferry across the Blue Earth River to increase accessibility and create a “river” experience. (LISTED 4X)

# 12. Develop park on city owned land at the NE corner of Hwy 14 & 169 along the Minnesota River to include restrooms, paved and unpaved trails, canoe access, and dog exercising. (LISTED 4X)

F. New developments should provide continuous trail systems connecting residents to their nearest neighborhood park and to the city wide trail system. (LISTED 13X)

G. Seek opportunities to create linear park corridors along environmental features such as ravines, creeks and stormwater ponding. AND

H. Areas outside the present city boundaries should be explored for joint preservation with the county and state. (COMBINED CONCEPT LISTED 9X)

B. Land for a community park should be sought and acquired ahead of development in the eastern or southeastern part of town that would include parcels of significant natural resources and areas for active recreation. (LISTED 4X)



## Additional participant comments:

Soccer complex: location #8 has access mainly by a very dangerous intersection. Across from Thomas Fields on Hoffman Road would be a more logical location. It would also promote the spot near a school.

Develop the ravine by “stone Creek” as an artery for further development south to the new bypass hiway.

Develop Wilson Creek areas as soccer area.

Land of Memories is not in a major residential area or residential growth area so is not accessible by kids with bicycles, the entrance is a major accident waiting to happen due to speed in area. Wilson creek off Hoffman is a safer access, water could also be brought in to irrigate 1 or 2 fields.

Stolzman Road does not need to be widened, this would cause a loss of its rustic appeal. It would also create a more dangerous road by encouraging higher speeds. Merely adding a bicycle trail on one side of the road ( 6ft to the side to the western edge) would make this trail a connecting artery, A new layer of asphalt would also help.

Ravine Park & trail: Glenwood Ravine to Highland Park

Ravine Park & Trail: Madison Ave at Boy scout to Marsh at ISJ.  
Above to be connected as crosstown trail

Mini open spaces with statues : closed Plum St at 4<sup>th</sup> triangle 6<sup>th</sup> & 7<sup>th</sup> etc.

Develop Erlandson into a youth ballpark with two fields

Good to have this vision – needed for present and future

Whatever enhancing now or future must have maintaining high list of concerns (?)

Developing all governmental bodies working together on sports complex that fits needs of multi practice and game field use.

Develop 7<sup>th</sup> street Pioneer Park and Masonic Cemetery

Passive park areas

Provide areas of social gatherings

Update existing facilities in addition to promoting additional recreational opportunities

Trails along Blue earth

Improve baseball parks

Recreation & sports complex, including ice sheet (indoor and outdoor)

Expand Land of Memories

Enforce existing laws

Employ sufficient numbers of workers to effectively maintain all areas

Natural vegetation , i.e. ivy, to enclose the fence surrounding Franklin Rogers Park

I am new to Mankato and cannot answer many of the more specific questions in this survey. I do however agree with much of the statements outlined in the vision and guiding principles. I am also a baseball fan.

Do not move the white buffalo

Use on view of the River

Handicapped accessible

I think its vital that natural areas are preserved and restored as part of planning and land use regs. Rather than creating these areas to replace what has been destroyed.

Develop hiking trail (unpaved) from land of memories to Minneoplia along dioa bluff

Improve walkway along railroad trestle from Sibley to land of memories park (or ensure permission to use it)

Parks do not have enough low foliage – hedges, fences, that serve to break parks into interesting subunits (or hide and go seek areas for kids) to explore. Parks (except Sibley and Rasmussen) are too manicured.

Better use of Sibley and Land of Memory

It is well past time that the city get with the picture and develop more open space here. Look at Caska, Chanhassen, We need to get more interest in the community green space to attract people! Thanks

Thank you for maintaining and developing Lion's Park.

West bank of Blue earth River from Sibley Park to west to CSAH 90

Use old Armory to benefit of all – Historic Soc. And use existing Historic as Senior Center.

Dedicate funding source for acquisition, development and maintenance

We have community youth complexes: YMCA, schools, all seasons arena, civic center area really encouraged by MARC!

Suggest East High, Hooarrah St. , New Jr High and land at Hoffman & TH22 (Thomas Park) serves as a community Park (Big orange circle)

Identify City Bldgs that are local treasures – Carnegie Lib, Civic Center, City Hall, Mankato Place, Court House Block, Brewery Gates, No Front Historic Bldgs pces, bldg. Face of Bretts.

Glenwood Ave, is a delightful example of a Mankato only treasure, unlike a Madison Ave. area.

Perhaps BMX could be moved to spent quarry.

Do we have to build on every single lot?

Rasmussen woods is wonderful for the quiet, solitude and on land of city limits

Add fishing pier to Hiniker Pond. (from w side)

Park area connected to Sakata trail at Lime Valley Road on Hwy 22 north

More passive parks using flowers and creating visual interest space

Invite people to adopt parks, the dept. is not staffed to take care of everything.

Bike/Hike trail to Kasota

Reinstall adult swings at Washington Park

A well spelled out list of standards section include parking standards where parking will be involved.

Need category for Community Centers

**The City of Mankato  
Park Open House Comments  
June 5<sup>th</sup> and June 12<sup>th</sup> 2013  
Sibley Park**

# **1. Park Improvements /**

**Amenities:** Residents were asked to list what improvements or additional amenities they would like to see at various parks within the City of Mankato. Residents were also asked to comment on how they think the City should fund park improvements. There were tables set up with aerial photos of the parks, the park name, park address, and existing amenities. The complete park listings and any comments as written on the input sheets follow.

## **Community Parks:**

### **Kiawanis:**

- Fix fencing in large dog area.

### **Land of Memories:**

- Land of Memories is great! It also floods every 5 years ó so, develop.
- I would like to donate a wooden or metal bench to a park or walking area in honor of each of my parents. Many people would fund legacies for park improvements if you made it easy. You could control standards and guidelines.
- Please keep up the disc golf course ó so many people use it. We love the disc golf course but it needs maintenance.
- Think about connection to Sibley Park via foot bridge only ó Sibley and Land of Memories.

### **Riverfront Park:**

- More parking ó hard on handicapped people.
- It's not as nice to access the park as touted. Obviously it's not an impossible feat, but it's less desirable most days of the year to me. I choose to miss out on great events to avoid the parking and walking across Riverfront.

### **Sibley Park:**

- 

- Like the cultural events offered at the parks in the summer; free concerts. Should include more theater ó children and adult. Have performances at multiple places. Also involve library's reading programs.
- Grills on Bluff with picnic tables.
- Allow dogs.
- Pet allowance would be nice. Scatter some picnic tables ó a couple more benches for meditation and walkers.
- Specific ½% sales tax.
- Need easy canoe access that is well maintained at Sibley Park and Land of Memories. That's different from a boat ramp!

### **Tourtellotte Park:**

- Fund parks more fully with property tax levy dollars. City parks are required to have a good city.
- Maintain tree canopy as much as possible. A trail would be nice.
- Convert tennis courts to Pickle ball Courts.
- Add nice walking trail around the outside of Tourtellotte Park (encircling the park).
- Water Park? Grills.
- Make sure to keep or maintain large open space at Tourtellotte Park. Consider another pool with water park fun hardware like showers, waterfalls, not deep ó just fun!

## **Neighborhood Parks:**

### **Alexander Park:**

- Need BBQ grills.

### **Buscher Park:**

- Maintain the sandlot ball field.

### **Community Fields:**

- No comments submitted.

### **Country Club Park:**

- Please fund improvements with regular levy dollars ó make parks and connectivity an important "value" to the city, businesses, and residents.

### **Erlandson Park:**

- Upgrades to the infield.
- More parking for events. More trees along the path. Maintain mature trees as much as possible.
- Improve bathrooms and complete the walkway (sidewalk between parking lot and tennis courts; make it connect to the sidewalk along Main Street).

#### **Highland Park:**

- Bigger shelter (along Warren) due to use by MSU groups.
- Benches honoring family members in the form of memorials ó family could purchase and City would install.
- Add lights inside the back shelter.
- Add a walk around trail ó for exercise!
- More defined crosswalk (crossing Warren Street to Haynes Street) ó sign and or blinking signal.

#### **Lions Park:**

- Help us organize and maintain a neighborhood group to provide up-keep of the rain garden, safety (neighborhood watch) (collaborate between city and community).
- Contact MSU groups (Biology department, etc.) to help the neighborhood collaborate efforts to maintain the butterfly garden, filter strips and rain garden.
- Canoe/paddle boat races.
- Publicize the annual kite flying event (sponsored collaboratively by City, Lions, etc.).
- Continue stocking the lake by the DNR.
- Restore the rain gardens and filter strips between the floating dock and the playground ó mowing, signage replaced.

#### **Peacepipe Park:**

- No comments submitted.

#### **Trail Creek Park:**

- No comments submitted.

#### **Washington Park:**

- Need a statue of Washington and lights in the park.

- City should put at least 5 or 6 period style, 14 foot park lights ó under the trees, don't cut trees down.
- Add a fun large park. Benches, picnic tables.
- The residents of Washington Park should NOT pay for lights ó the entire city is responsible to have lights ó nice lights there.
- Lights in park for safety!
- Need a few more places to sit. I like the criss-cross sidewalks.

#### **Wings Over White Oak Park:**

- Unfamiliar with this park ó where is the parking?

### **Special Uses:**

#### **Hiniker Pond:**

- Hire a life guard during summer hours ó please.
- Build a nicer shower/bath/kitchen building. Have city start or lifeguards all summer.
- Please do not allow any large development to Hiniker Pond ó keep it as natural as possible.

**2. Parks Plan Surveys:** Residents were also asked to complete a survey. Eleven surveys were completed at the Parks Open House; not every resident that attended the open house completed a survey. Surveys were also available online through the site Survey Monkey; sixty-one surveys were completed online. Below are the answers to the surveys and any comments as written on the survey follow.

#### **1. How often do you visit Mankato's Parks?**

-	Less than once a year
-	Once a year
7	Two to three times a year
15	Once a month
38	Once a week
12	Every day

#### **2. How do you get to Mankato's parks?**

38	Walk
-	Bus
43	Car



16	Bicycle
8	Other

Other:

- Camper

### 3. How long does it take on average to get to a city park?

31	Less than 5 minutes
34	5 - 15 minutes
4	15 - 25 minutes
3	More than 25 minutes

### 4. Rate Mankato's parks in terms of being welcoming, accessible, safe and secure.

21	Very good
37	Good
14	Fair
1	Poor
-	Very poor
-	No opinion

Other comments:

- Lack being handicap accessible.
- Depends on the park - some are more safe than others. Some are dirtier than others!
- It would be nice if the bathrooms were unlocked as soon as spring hits :)
- Some parks are much nicer than others
- Range from poor to good...
- Weeds and tall grass, unsafe ball diamonds continue to be problems.
- Tall grass.
- All parks should allow dogs. Put up signs that encourage people to pick up after their pets.
- Something should be done to keep kids safe from second hand smoke. At Sibley Park quite often there are adults smoking right next to playground equipment.

### 5. What Mankato park activities do you participate in?

24	Walk the dog
51	To walk
24	Play sports or games
10	Take shortcut
36	Visit play area
21	To keep fit
25	Feed the animals in Sibley Park

34	Ride a bike
6	Fishing
38	Meet friends
47	Children/family outing
26	See birds and wildlife
47	Get some fresh air
3	Visit skate park
1	Visit dog park
2	Ice Skate
1	Attend events
13	Other

Other comments:

- Need basic equipment to keep fit.
- Swimming.
- Concerts, art fair.
- I drive over and RELAX, or to get rid of headache.
- Attend night to unite and any other activities my neighborhood association holds.
- The band is the best part of the park.
- Events: Art, Pow Wow, music.
- Study the environment in Rasmussen Woods.
- View trees and plantings.
- Picnic suppers, listen to Community Band concerts, etc.
- Camp.
- Bathrooms.
- Disc Golf.
- In regards to feeding animals - signs should be put out telling people to ONLY feed the animals the food provided. I see people feeding them junk all the time! They ought to be fined.

### 6. Rate overall maintenance and cleanliness in Mankato's Parks.

17	Very good
46	Good
8	Fair
2	Poor
1	Very poor
-	No opinion

Other comments:

- Very little garbage, lots of bike parking.
- Fair for yearly spraying of picnic tables.

- Washington Park is always dirty and a mess. Sibley, Lions, Erlandson are usually maintained quite well.
- Things were better when more hours were spent on the parks. The lawn at Sibley is full of mole holes. I am sorry that the City cannot afford what it once spent on upkeep.
- There are very few times where I am not finding damaged equipment, garbage, unsafe landscaping.
- Some parks are really cared well for while other areas get little to no attention.
- Sibley is great. Buscher is sometimes poor to very poor.
- In previous years Sibley Farm was always kept very clean, that does not seem to be the case this year.
- Most Mankato parks are good but Sibley is getting pretty gross with litter. Sibley is our favorite park, we love the animals, we would hate to see it become trashy.

**7. In Mankato's parks, is there a good balance of space offered for activities and quiet places?**

63	Yes
9	No

Other comments:

- Depends on the park, but some parks are for play and sports.
- I think there needs to be a more strategic plan overall - city wide, with all spaces.
- Depends on the location.
- Just not at the new park Trail Creek.
- More benches or seating needed near play areas.
- At most.
- The parks seem to fill a quota not fill our lives.
- It depends on which park.
- But, it would be nice if picnic tables were not only concentrated in the shelters. Sometimes a bench isn't enough for quiet contemplation and meditation. Because most of the parks are in town off somewhat busy streets, there is not much chance to get away from noise. The county parks are somewhat more flexible that way, though not all.

- There seems to be more of an open ended space, lack of benches, lack of garbage cans, etc... And very little evening lighting..
- Focus on Buscher - playground is OK, putting green is great, picnic is great but other things not so great. Poor area for baseball, soccer and other things. Ground no level, ruts and holes in diamond, very poor drainage, poor quality grass that is often weedy or overgrown. I've noticed every year that teams start at Buscher but move to other parks in N. Mankato because it is poor.
- More sitting area at Franklin and others for reading, when the pavilion is occupied the places to sit are minimal.
- Not in Country Club Park Augusta.
- The city parks are designed for kids or active recreation with tennis courts, etc. Now the city is looking for more sports complexes for economic development?

**8. What improvements (if any) could be made to Mankato parks? (Please provide park names).**

- Fix large dog fence area.
- My kids are 5, 6, 11 and have fun at the parks the way they are.
- Keep it up.
- Continue to provide places to sit, picnic, plenty of refuse containers, patrol them with police officers, provide lights in Washington Park (it's scary dark there!).
- Picnic tables; not always clean.
- Think about connecting sidewalks, trails, and parks (all as being related to one another).
- Need BBQ grills, because of high rentals. Better bathrooms, exercise equipment on trails (Erlandson Park).
- Better maintenance effort. Things have improved but could be better. Remove the warning track as line that creates a dam and retains water on the softball fields making them unplayable (Jaycee Park).
- I wish the Trail Creek Park had more amenities. I know that this park is under construction/development, but the existing play equipment is already too small for the numbers or people that use it. There could be another swing set to duplicate what is

already there. Park benches, sand volleyball courts and basketball courts would also be utilized. A shelter that you can rent or reserve, similar to what is available at Spring Lake Park in North Mankato would be great. The play equipment could also be expanded to accommodate more age ranges. The playground set at Highland Park is twice the size and ranges from mini slides for the very young to complicated climbing equipment for the older children. The city park located near Pebble Creek Drive also has a good assortment of play equipment suitable for a large age range. The neighborhood is also in dire need of a path to the trail. Current residents of the Augusta Meadows neighborhood have to walk over a mile around the neighborhood, to the end of North Augusta Court across from the OFC to access the trail or trespass through a neighbor's yard to get to a trail that runs through our very community. A walking path around the park, flower gardens or gazebo would also be nice visual amenities.

- More swings.
- Trail Creek Park - access to trail, more equipment.
- Larger park with trail access in Augusta Meadows. More Disc Golf courses and public places for skate parks at other more public locations.
- Trail Creek Park needs grass and benches. There is not a place for adults to sit or for families to picnic. Basketball hoops.
- Lighting for Washington Park.
- Reconciliation Park should add the train station as a history/cultural center. Expect promotion and donations for that purpose when "Mahkato.org" goes viral (approximately August through December).
- Extend the hours of Tourtellotte pool, more benches/ seating, safer play areas for toddlers and young children.
- Tourtellotte - more patrol to keep suspicious activities away at night...they should close at sunset/dark - not 10 pm. Also a designated dog area maybe a fenced in area, people bring their pets there anyway even with the 1 sign by the handicap parking. They don't pick up after their dogs,

wouldn't be so bad if they had a designated area.

- Trail Creek Park is not sufficient to supply the demands of the neighborhood. It is missing a picnic shelter and any walking paths.. We would also like a path connecting the park to the Sakatah Trail. There is not a single tree in the park. Much work needs to be done..
- I think they're great.
- Washington is a mess - it is dirty, there are always adults hanging around that creep out my children as they stare at the play area but don't have kids there. There is always trash and often unsupervised kids.
- I would love to see the nature center at Rasmussen Woods opened again.
- Like to see more greenway connections and mild expansion when possible.
- Signage in Sibley Park for bikers More flowers.
- What's has been done over the past 28 years that I have been here NOTHING else new, just keep it going as it is.
- Washington Park could use some lighting and electrical outlets.
- Our family has issues with needing a restroom on several occasions and they end up being locked! Tourtelotte most often, the last time it was the 2nd week of May and it was around 5 pm. My son had an accident before we could get back home :(
- Washington Park needs lights.
- Improve city parks. Make them more them more inviting with improved lighting and more flowers/landscaping.
- None.
- I don't know what kind of fertilizers and pesticides are now being used. But I would request that no poisonous chemicals are used, only corn gluten and hand weeding.
- More dog friendly parks, grills at parks.
- I would love to see something like highland's park reserve in Bloomington here. All season hiking, snow shoe rental, paddle boats. A park that gets people to

drive 70 miles to visit! Equipment for all ages. Small water feature. I would be willing to pay for a window sticker pass for this. We love the outdoors but it's like drive here for small kid park, here for hiking, this one for ice skating, this one for dogs.

- Reconvert Sibley Park Mound into a native prairie- savanna.
- All of Mankato's parks should allow pets. Pet clean up stations should be added to assist pet owners. Pets are part of families and encourage a healthy lifestyle.
- I think that dogs should be allowed on leashes at Spring Lake Park and other Mankato parks. It seems really unfair and unfortunate that I cannot legally walk my dog in the park that is closest to my home. I pay taxes for these parks and would like to be able to walk my dog on a leash at the park closest to my home.
- Designated bicycle routes on city streets linking Mankato parks and shopping areas. Pedestrian green ways linking parks.
- Weed control sometimes gets out of hand in the summer.
- Strive to develop a full-time environmental community center through Elk's Nature Center.
- Using some of the space for community gardens. Planting fruit trees, bushes and more native plants. Stop spraying any chemicals poisons (herbicides, pesticides) on park land.
- Tourtellotte pool house needs to be brought into the 21st century. Need walking/biking trail from Stoltzman Road to the Red Jacket Trail. Doc Jones Road too dangerous and too steep!
- None.
- Extended night hours in the summer because days are longer, especially for the big parks such as Sibley. There should also be a park within reasonable walking distance for every average family in Mankato.

- Sibley - a few picnic tables up on the bluff or at least a couple of more bench areas. A grill area would be nice on the bluff too. A Posted Map to show where the park you are in is in relation to other parks, and what trails / streets may allow access.
- Rasmussen Woods Park could use regular up keep, benches, tables, bog walk maintenance, and the pond needs attention such as dredging, and at least having one small shore area to sit and enjoy the setting and wildlife. More neighborhood trails are needed to connect to areas of town. A walk over may be needed at hwy 22 as Mankato develops east.... Washington park could use three or four period style lamp lights? It is too dark and unwelcoming at night or evening. Lincoln Park needs another nice heavy style perm. Park bench. Possibly add a nice old fashioned pavilion for picnics at Washington Park. A few warming houses would be nice, such as one down at Stoltzman Road Park area.
- Need well designed canoe access along swift water - is different from boat ramps - I want to safely include younger and older residents. Talk to local canoe club for guidance and fundraising.
- More parks on the north end, trail up Thompson Ravine, Trail from Boy Scouts on Madison to Hospital, Trail link across to Glenwood, Restore Glenwood to its old form.
- Buscher again - Please provide a multi-court sand volleyball that can be used for team competition. This would be inexpensive for the city to build and maintain. A tennis court is a reach goal but would be very much needed and used (maybe one by Rosa Parks would be more practical). Fix the soccer area and keep it maintained with period striping. It could be used for practice every day, games and used by community weekends if it was usable (the new goals



helped a lot). An outfield fence in spring and summer around ball field and permanent bases and maintain the diamond filling in ruts and holes would make it safe to use. Rosa Parks - finish those soccer fields and build them right - like N. Mankato would.

- No sand at parks. Wood chips only.
- Land of Memories needs a dump station and another bathroom/shower. At least more port-a-potties.
- More handicap accessibility.
- Sibley needs some more cleaning around animal areas.
- Country Club Park: This is the park we visit most often. The grass has been very high over the past 3-4 years. Also, the park on the south end (near the intersection of Augusta and St Andrews) has weeds and thorns growing. It is not a nice place for kids to play in. Also, as of 06-03-13, there is no port-a-potty on scene. With little kids around, one of those would be nice, along with repairs on the curbing by the playground. Could we add seed to that park?
- Need more areas to walk dogs.
- The disc golf course at Land of Memories could use a little sprucing up. The course is always busy and little to no money has been invested into the park in years. Just adding tee signs and benches would be a vast improvement.
- Mobile food vendor(s) would be good.
- Finish the boy in blue.
- Upgraded equipment.
- Tourtellote - bathrooms.
- Create a funding system that is separate from the current general fund.
- Allow dogs in all parks! The new Riverfront park off of Front Street needs more ways to shade people until the trees grow up. Would love to see a dog park in southern/western Mankato.

- Country Club park needs some serious weed control....we walk thru and try to keep our small dog on path and yet he always comes home with burrs and more, sometimes on us. Would not let kids play there.
- Hand sanitizers, and also access to water to fill water bottles. More shelters for picnics in certain parks more children's play area and more interesting play area.
- Sibley Park could have more benches along the river. On a nice day there is nowhere to sit along the river because the two benches are taken. Sibley Park could have more policing to keep dogs out. Riverfront Park has poor seating options for a person wanting to sit look at the river.
- Sibley park needs to be picked up more frequently. It also needs no smoking signs and signs explaining proper animal feeding protocol.
- Sibley Parkway needs better plantings by the river. It should be planted with species that are flood resistant and not turf grass.
- More areas with pets allowed. Dog waste removal bags at the dog park on 169.

## **9. What are strengths of Mankato's neighborhood parks?**

- They are close.
- Close together, variety of activities.
- Great diversity; trails, ball fields, playgrounds, concerts.
- Accessibility, variety, many different locations.
- Some neighborhoods are blessed with a park. Some do not really have one.
- Welcoming for kids, diversity of features, ice rink at Dotson Park (personal bias).
- That they exist! I grew up at a nice neighborhood park in Owatonna. There was simple playground equipment and a picnic shelter. It was a treat to visit, meet friends, etc.
- They are located well and separates the neighborhood well.
- Always good up keep.

- There are several for people to choose from.
- Location.
- Parks are always clean.
- Clean.
- Many in the area.
- Family focused.
- By being well-maintained they reflect a sense of quality in the community.
- People.
- Great locations, well maintained.
- Each one has something different.
- It is kept clean.
- Access, maintenance, family friendly.
- They are everywhere!
- I think Mankato offers a good balance of parks. My kids are older where we don't hit the playgrounds like we used to but I think Mankato does a good job offering something for everyone.
- Neighborhood use and tie-in.
- Even small parks are in neighborhoods.
- MSU Highland is the cream of the crop in the maintenance and caring of the area. The others don't have this nor do some of them need any more.
- Well located throughout city.
- Landscape, the play areas, nature views, bring community together, safe, able to enjoy the outdoors.
- There are parks in every neighborhood, easy to walk to. Playground equipment is sturdy and good for all ages. The Lions Park playground is especially good for bigger kids. There are nice places to sit and have a picnic everywhere.
- Mankato's green spaces are abundant and spread out well through town.
- Their location and the number of parks accessible by foot.
- Green space.
- They are accessible and beautiful.
- There are a lot of them.
- I like the bathrooms and pavilion on Ledlie (Buscher?) the Rose Parks park is really

nice. Sibley is great for the 4-7 range. 7 mile has great outdoor activities.

- Close, attractive, accessible, I love flowers.
- Good green space.
- There are many.
- The diversity of parks from Riverfront Park to Sibley to Kiwanis dog park.
- Many of them located throughout the area.
- Wonderful green spaces to gather and engage in recreation, festivals, and other activities. They are by and large...well maintained.
- They are an important green space in our city.
- Close by.
- None.
- Open for families to hold events such as birthdays and family reunions. The grounds are maintained well.
- Good green space for running and jumping around. Clean. Mostly well sited. I like the history and cultural markers, they help me know the area better, since I am a transplant.
- Sibley is extremely nice and very well cared for. Like our show park.
- Accessibility, well maintained, safe, clean, natural green space.
- Ok.
- Sibley, the accessible park in White Oaks are great. N. Mankato takes much more pride and does so much better maintaining their other neighborhood parks that we often go there instead. N. Mankato parks are also more heavily used because they are better maintained, funded and valued. Rasmussen is loved by many and the dog park is very heavily used. The Kiwanis lights and parade were "out of the park" this winter. I couldn't be more proud of Mankato and the park department.
- That we have so many.
- Fun for kids.
- They are beautiful and quiet.

- Flowers always look nice.
- Sibley park is very nice, but I wish more time was spent maintaining the subdivision parks.
- Nice to have so many.
- Family friendly.
- Typically lots of parking.
- I like Lincoln park the best, history is ALIVE.
- Flexibility of uses with the sizes.
- Variety and well placed.
- The fact that we have so many is a blessing and a curse. Some folks don't consider Jaycee Park a neighborhood park but yet, it is just that. It happens to have ball fields and a skate park too!
- Love the dog park by Happy Chef off of Hwy. 169.
- There are a good number of them.
- There are a lot of them.
- A mix of parks providing for a mix of activities.
- Mankato has a relatively good number of parks. Mankato has at least one swimming pool. Mankato's parks are generally free of litter and relatively well kept.
- There are many, which allows everyone access.
- What is a neighborhood park? Give examples in the survey. People think neighborhood parks are the ones in their neighborhood. Sibley is in my neighborhood. In that case Sibley park is well maintained, has great variety and is in a great location that is in my neighborhood.
- Usually feel very safe and welcoming. Friendly people and great green spaces.

#### **10. What areas of improvement are needed in Mankato's neighborhood parks?**

- More accessible
- Could be more accessible; sidewalks, parking, signage.
- More perennials/shrubs.

- Upkeep; bog walk was broken (Rasmussen Woods).
- Continue to foster and grow neighborhood ownership.
- I only know my neighborhood; there's little to no opportunity for kids to hang out and play. Maybe they're welcome at Lincoln School?
- Maintenance.
- Walking trails, similar to what is at Sibley Park or Bluff Park in North Mankato.
- Water park like Waseca.
- More equipment.
- Lacking on the outskirts of town in size. Enclosures needed.
- How clean and the lawns at the parks.
- Cleanliness is always needed.
- Better tree replacement when trees are lost. Giving thought to the ones that are taken down.
- More educational opportunities. Monument plaques and electronic multimedia. - - More old pianos. More sculptures.
- More accessible sidewalks and paths.
- Tourtelloutte - parking for residents is a nightmare with the pool. It would be nice to have resident only parking along Mabel or the end of Broad so we could have friends and family over without having to walk a block or more.
- Trail Creek Park.
- More bubblers.
- Consistency with lighting and trash removal. More access for dogs would be nice too.
- PUT MORE ICE RINKS IN THE PARK IN THE WINTER! Skating at my neighborhood park was such a part of my childhood. I wish the city offered more ice in the winter.
- Pay more attention to Lincoln Park.
- As the city continues to grow, small parks should be incorporated into neighborhoods. Sidewalks throughout the parks need to be handicapped accessible. Also neighborhoods

need the sidewalks so people can walk to the parks.

- Not much that I can see at this time.
- Lighting in Washington Park.
- Some parks need to be lit better to prevent after hour activities and safety.
- Washington Park needs some lighting. I heard that the Neighborhood Association has been trying to get some, but that the City somehow expects them to raise their own money for it. What's up with that?
- Continue to plan for green spaces as new areas are developed.
- Lighting and landscaping.
- None.
- I can't think of any other than safe, non harmful methods of maintenance. Also work on replacing fossil fuel energy with renewable energy sources.
- Location, older kid activities, bathrooms, varied equipment, hiking, I'd love rental of equipment.
- Tourtellotte pool should be kept open to 8:00 several times per week.
- All of Mankato's parks should allow pets. Pet clean up stations should be added to assist pet owners. Pets are part of family's and encourage a healthy lifestyle.
- The addition of gardens and the subtraction of the no dogs policies. I would be in favor of increasing fines for dogs off leash and for not picking up dog waste.
- Designated bicycle routes on city streets linking Mankato parks and shopping areas. Pedestrian green ways linking parks. Recapture the Minnesota River as a water parkland and the river's shoreline as something other than a flood dike.
- Maintenance of plants, facilities.
- More native landscaping.
- Making better use of the some of the area for gardens for people. Planting more native and fruit/nut plants such as the June berries

that have been planted at Riverfront Park. Including rain gardens where appropriate.

- Need more trees in Buscher Park ô perhaps an arboretum?
- None.
- Not as appealing as the big parks. There could be a few new parks added to neighborhoods or updated equipment.
- A bench on either end of Washington park would help for being able to sit and read while others are playing on the playground equipment, benches also may promote older folks taking a walk - then there would be a place for them to rest on each "lap" around the park. More background on why the park is there - who donated it, why it was important, when it was established - to show why it is valued, and to remind folks of those values.
- As stated earlier, they need some attention, lighting at Washington Park, nice heavy park benches with garbage cans, etc....
- Maximize year round use by sponsoring community and cultural events centered at the parks. Like the skating rinks in winter and Festival of Lights at Sibley.
- More woods, more trails.
- Weed control, more frequent cutting, expanded and improved playground equipment, permanent sand volleyball courts that can be used for leagues, better maintained ball diamonds that can be used for practice and t-ball. Finish Rosa Parks soccer fields and have them available for youth football games for the Y - Monroe school was never good. Periodically edge the sidewalks - I've noticed that some of the sidewalks are a fraction of their width with weed overgrowth. St. Peter's park near community center is unique and outstanding. I really showcase park that is 100% accessible would be incredible such as Clemyjontri in Virginia. I'm willing to help



with planning and fundraising too for something like this.

- Equipment for younger children and less sand.
- Pet leashes.
- Keep the homeless people out of the downtown parks.
- Mowing.
- I feel like the grass areas of Riverfront Park are nicer than some of the other newer (5-10 years old) parks in the city. What is more important? Nice grass areas for concerts or for families wanting to use the parks near their home.
- None.
- Far away from dining and refreshments.
- HAVE VISITORS PICK UP TRASH WHEN THERE.
- Lifecycle activities.
- small ICE SHEETS IN WINTER.
- Using the park space funds within a district. It appears that no sense of how to maintain ongoing expenses and the funds from development fees are connected. Improve how we fund existing parks, not just fund new parks.
- Allow dogs in all parks! Perhaps more playground equipment for children.
- Lighting.
- Playground equipment in all parks.
- More parks with natural areas, open spaces and vistas are needed. Mankato is made more for biking than walking and more for sports recreation than enjoying nature.
- Litter cleanup! Nothing turns you away from a park more often than cigarette butts and trash around.

#### **11. How would you compare neighborhood parks within the city of Mankato?**

- Sibley is our favorite, followed by Riverfront and Tourtellote.
- Love the flower beds at Sibley, others are plain.

- Sibley is King and Queen, everything else is second or third place.
- Some of the parks are great and others lack amenities. A bathroom would be appreciated at both the Trail Creek park and the Park on Pebble Creek Drive. A port a potty is sufficient, but they are not always there.
- Good.
- I feel like Trail Creek Park is fairly small compared to other neighborhood parks in Mankato.
- They vary from park to park.
- Some are better than others.
- Each has its own distinctive personality. Reflective of the neighborhood it is in. So it is hard to compare one to another.
- By walking through them, looking, and picking up trash.
- Not sure.
- They each have something different.
- Please see above.
- I mostly use Sibley.
- They vary significantly. For those in nicer areas, there are more amenities, for those like Washington, there are less, although there are many kids in the neighborhood that like to use it.
- I think all the parks have something offer. I think it's nice that most parks have a shelter of some sort.
- Little ones seem like neighborhood parks, and bigger ones do not so much. Need more work between city staff and neighborhood assoc to emphasize parks use by neighborhood in many areas.
- They seem accessible.
- Highland first rate. I live in this area for 14 years and all was well. I have been here close to the Washington Park for the past 5 years and nothing really get done at all.
- Some seem to have more amenities than others.

- I like the variety in parks, some have more some have less to offer but even the smaller ones have their benefits to the community.
- The best park is Sibley. The other parks have wonderful, good quality playgrounds for children.
- Some are nicer than others and better maintained. It would be nice if they were all held to the same standard.
- I wouldn't.
- No comment. They are all good.
- Equal.
- Cookie cutter, missing from Copperfield area (only one is Rosa Parks and school is in session or aces).
- Sibley tops. Next land of memories. I like Lincoln park for events held there. Tourtellotte pool excellent for lap swimming. Rasmussen also very good. We need to ramp up educational activities at Elks. Rock Street park wonderful addition!
- There are some disparities.
- Not sure.
- Favorably.
- We mostly use Buscher park -but also use Sibley, Highland, Riverfront, Rasmussen Woods, and Erlandson. Each has its own strengths and reasons we go to one over the other.
- I think higher traffic areas receive more wear and tear. Thus more litter and need for repair. LOVE Rasmussen Woods and the nature center. It's an asset that needs to be nurtured.
- All should have updated equipment. Some parks should have more equipment for toddlers and smaller children.
- Good pieces of green space so that Mankato feels like community. The smaller parks could use a few benches and picnic tables and a grill or two to allow for neighborhood gatherings.

- I only go to a few of them, Rasmussen Woods, ice rinks at Stoltzman, Lincoln Park Area, and Washington Park...
- City is fortunate to have many neighborhood parks.
- We all envy Rasmussen.
- Franklin Rogers, Sibley, White Oaks are fantastic, some others are adequate and others are not too good. Maybe it's because N. Mankato does such an exceptional job with their parks that it makes Mankato's seem inadequate. I've sent letters to parks superintendent before and council members in the past about Buscher and nothing has ever been improved until the ball diamond this spring. (finally) We also go to St. Peter quite often and use their parks which again are unbelievable.
- I try to only take my children to ones with wood chips on the playgrounds otherwise they get too dirty as well as getting my house and car full of sand.
- All nice.
- I don't really have anything to compare them to.
- Good.
- Country Club park is in poor condition for the amount of families and homeowners who use it. I hear many complaints about the condition of the grass areas while I walk with other neighbors. Sibley park is very nice, keep up the good work on that park! I was also impressed with Tourtellote Park. I honestly would rather have the kids go to the school district parks on school property because they are maintained better than the city parks.
- They are good.
- Adequate.
- LINCOLN PARK WINS.....history LIVES.
- Generally the same. newer areas get more attention because of new construction. Seems to take a while to update older parks

(i.e. Bienapfl). Focus has been on Sibley and Riverfront Parks.

- Accessible.
- The ones I have used are about the same. As the neighborhoods change or cycle through families, the wants of those families have been addressed.
- Obviously some are better than others in my opinion.
- Some parks have nothing to them.
- Most neighborhoods have only one park. I drive to different parks if I want to look at the river or if I want to walk.
- Hilltop parks are much cleaner than those downtown.

**12. Describe what you think Mankato's neighborhood demographics will look like in 10 to 20 years.**

- Older.
- Denser downtown, could use more parks in the downtown area.
- More development to the North behind Menards and more development towards Eagle Lake.
- Similar to now.
- A boom in young people, a boom (continued) in older people, hopefully an increased desire in all ages to participate in outdoor recreation (I think all populations will be more obese and sedentary).
- All neighborhoods change; hard to predict.
- They hopefully will have Pickleball courts.
- The economy of Mankato is growing more rapidly than other communities in the region, I think this will continue to attract young people who are going to be starting families.
- Expanded past Eagle Lake.
- I hope our neighborhood grows and becomes more developed in the future.
- Merged with Eagle Lake.
- Many families with small children.
- It will depend upon how much the City wishes to invest, and the residents want to

take on personal responsibility. It has to be a group effort.

- More ethnic/ cultural diversity.
- More seniors or people 50+.
- The parks seem to bring a wide variety of people.
- No idea!
- Families are leaving the downtown - not that they haven't already, but it continues. Downtown will be rentals and the people who couldn't sell and get out.
- Great question. I predict a lot of growth to our city as a result of all the great livability improvements that have been happening in our city. With growth I would imagine diversity. I think it's a great investment to promote community gathering space and opportunities for kids to move and interact with other children.
- More activity and congregation in downtown area.
- There will be more diversity plus young and old.
- With the current parks about the same. I would like to see more "earth -greenery" in the downtown area as well as up on Madison Ave and around the River Hills Mall area.
- Don't know.
- More trails and parks... maybe connecting some? More flowers and landscape projects, safer and more play areas. More parks for dog walking/ doggie bags available.
- Wages are going down yearly. People will be poorer and will need neighborhood parks more than ever. Neighborhood parks can help identify a neighborhood.
- About what it is today.
- Deterioration of inner city neighborhoods.
- More people closer to the city and more local businesses in the downtown area.
- Downtown will be more low income housing with very diverse cultures.
- More middle class.

- Horrible. I hate population growth - destroying our planet. We need a world policy of one child, one mistake and three castration.
- Green space within a 5 min walk of every house.
- Not sure.
- Aging population.
- Lots of older people! We probably won't use the playgrounds as much unless we have grandkids! There will probably be more immigrants, etc..
- Older residents. Hopefully less economic strain?
- We will be a multi-cultural community more locally geared to meeting some of our needs.
- Older population, fewer whites, more ethnicities.
- None.
- Not sure.
- Difficult to do - my neighborhood has had a drastic change with an influx of Non-American Blacks of various nationalities, and I don't know all their cultural traits. They seem to like the green space, but it is difficult to know for sure. It depends on who decides to immigrate to this area next.
- Even more diverse, with more elderly or aging families.
- Trend is smaller families and more singles living alone in households. Trend is also growth in boomer populations. To avoid snowbird flight, make parks more accessible to an aging population - motorized scooters, walkers, etc. and more cultural events that are easy to access.
- Growth in both elderly and young families. Programs should be offered for both demographics.
- Young families.
- Very diverse.
- Average.
- Too broad of a question to answer in this survey.
- More people.
- Old Town needs a boost. Riverfront Park needs support.
- Better than ever.
- Young families to 50 somethings.
- A large number of seniors who will need to stay fit and may not have a lot to live on. Young families who will need help and care for their children.
- They will be the same. Again, the cycle if family size and density will guide the city for the next 10-20 years. West Mankato will not change into a commercial center, nor will the Tourtellote park area.
- Lot of youngsters and oldsters using parks.
- Who knows.
- I don't know what Mankato's "neighborhood demographics are going to look like" or how it will vary by neighborhood. While Mankato will always have a young demographic because of the colleges, Mankato has an aging population whose park needs will be different. Older demographics enjoy more passive recreation, walks of two miles, benches to rest and enjoy the outdoors, views of water features, trees and natural areas, birds and other wildlife. People recovering from surgery and elderly people trying to maintain



cardiovascular health need to walk a couple miles a day. The City of Mankato should consider keeping two mile walking paths plowed in winter so people can get outside in most neighborhoods. The City of Amboy looked at their population demographics with an aging population and did this many years ago. Mankato has mall walking but some people want/need to be outside. Following national trends, the city will see an increase in households headed by poor, single women. Right now these households live in apartments and downtown rental housing. Their kids play on sidewalks and in parks with college students. These households need better parks. These neighborhoods are nature deprived and park poor.

- Same as now. Downtown is much poorer than hilltop, behind Menards and areas near campus as well as some of west Mankato are much nicer.
- This question is poor/worthless. The average person has no idea about what you want to know. Every neighborhood is different. Only ask questions for which you can get good information and for which you really need the answer to.
- Lots of young people and young families.

**13. Describe what you think Mankato's parks can look like in 10 to 20 years.**

- Better maintenance, grass, shrubs, etc.
- More playground equipment and trails, more parks in general.
- Walking (hard top) would be nice, hopefully the same. More shrubs (reflections of residents around it), workout stations along paths (example is MSU behind Gage).

- We need more planning, more budget for parks, walking, boulevards, nice spaces.
- Inviting to families, pedestrians/bikers, etc.
- I see them as a place where community members use to play with families and enjoy being outside.
- Key gathering area for families.
- Very usable with trail access and more entertainment.
- More parks and larger parks.
- Old.
- About the same.
- More plants, perennials, trees. Emphasize variety but also indigenous species.
- More accessible for handicapped, seniors, and families with young children.
- I'm not sure.
- Preserve them!
- Hopefully continue to be kept up with new equipment as needed. We are lucky we have so many now, and I hope they all remain!
- I envision green space near the children's museum that would focus on family friendliness. Possibly a cross between what Riverfront park and Sibley has to offer. Hosting events like songs on the lawn, movies in the park on a small stage. Move the farmers market to. I see fountains that kids could run through. I think it will be necessary to focus on the youth/teens. It's great that we have a skate park and Frisbee golf available in our city but when you don't drive those are both hard to get to by foot or bike.
- More connections with trails and greenways between parks.
- More flowers, small gardens for vegetables, and a variety of small parks. Neighbors might be willing to help maintain the parks.
- Don't know.
- Hopefully the same or better... more landscapes, more activities encouraging activities outdoors and FITNESS.

- They can look either great, like today, or bad, if you don't maintain them. Relying on volunteers isn't a good plan. People have to work hard already.
- They could be jewels to the city. Perennial flower beds and flowering bushes/trees could make all the parks attractive to visitors.
- They will have maximum use of renewable sources of energy.
- A welcoming place for everyone.
- I see food vendors and kid safe street entertainment encouraging family park time. I see rep opening Rasmussen to include winter activities and maybe a playground. I see city officials actually getting into the parks and encouraging others to also.
- Make them more like havens for wildlife.
- Dog friendly.
- Not sure.
- Better if city planners begin to think about connecting Mankato parks for cyclists and pedestrians.
- Lots of gorgeous trees and plants that are identified so people can learn from them.
- I would hope a lean toward less chemicals and pesticides. More reliance on clean energy to maintain.
- Vital places for people to get-together for picnics, family-fun and quiet reflection. These shady green spaces will be filled with edible landscaping, food and flowers for the people and the wild life and there will be families from the neighborhoods who need space to grow food gardening in some areas in each park. The tree canopy will include natives as well as fruit bearing orchards.
- More trees, fewer lawns, more indigenous plantings.
- Larger variety of equipment for children to exercise and be excited about playing outside, maybe even an family water park.
- For the most part I like the balance of trees to open space. The health of the trees seems quite good. I like promoting larger trees and a variety of trees. It would be nice to incorporate some of the large landscaping rocks as sitting places too - their placement is more as barriers than as portion of the play areas. A meeting area for discussions not just for fun and games.
- The city Parks need more long range development, save the trees, nice large heavy park benches, nice looking garbage cans, play areas for all ages, babies to elderly.... Stretch areas, evening lighting is needed that looks nice too.....
- Should promote natural areas, local history and recreation. Easy place to exercise and get fresh air. Bus access important? (seniors) and bike access is essential.
- I would say with a revenue base and continual contribution to the park fund with new developments that Mankato should have parks that are better than N. Mankato and St. Peter.
- Same.
- Depends on available funds.
- Hopefully still just as beautiful...don't commercialize them.
- Great if the city is willing to spend money on them.
- I think we could add better open air green space. I think the playground equipment is very nice around town, but the grass areas and maintenance could be better.
- Same.
- More like the Sibley Farm play set.
- CLEAN.....quiet.....full of history.
- Ball fields, wooded areas.
- There are parks in cities that combine exercise equipment for older adults and children.
- Adding a few spaces that are fitness focused, climbing walls, more equipment for seniors.

- If maintained and wedded should be good.
- Hopefully more of them.
- The City Park Plan should be include a physical master plan connecting existing and future parks in developing areas with walking and other trails. Parks and a trail network near malls and commercial industrial areas would be good for people to get outside while taking a break from shopping or work.
- Clean and smoke free is all I want.
- Too subjective. "can look like"???? They can look great, clean, natural....but they could also look like crap if they are not maintained. Not a great question.
- Lots of greenery and play areas.

**14. Provide suggestions on how your vision of Mankato's future parks can be met.**

- Business sponsorship, community awareness.
- Groups/businesses, associations taking on projects and city support, grants.
- Take some real time to work on a plan, including businesses, residents, City and county, churches, etc.
- Businesses and private partnerships to leverage money.
- Keep them as a priority for safe zones, clean, etc. Don't allow criminal activity of any size (don't tolerate it).
- Surveys like this are a great place to start. One idea for maintenance it so ask neighborhoods to help clean up, or neighborhood associations near the park, or even businesses. Similar to the adopt-a-highway program.
- Additional pavilions.
- More equipment.
- Public meeting involving neighborhoods to give suggestions and have fundraiser if needed.
- Clean green and serene.

- More community input. The people who live near the parks, or frequent a certain park the most, know the best each park's needs.
- See <http://Mankato.org>
- Communities for a lifetime initiative.
- More patrol and signs.
- Maybe more intentional programming...learning bird calls, orienteering etc...
- Consistency in ALL neighborhoods.
- Engage people. Contact neighborhood associations and get them involved.
- I like the direction the City is going, and the plans to expand bike trails, tie into the river more.
- It's asking for suggestions and getting lots of people involved.
- A small portion of the personal and business property taxes should be placed in the account to be used to care for these parks. ALSO set up a program of learning with the Scouts or the River Bend School so the students can earn credit (either grade or award) for helping to care for our parks.
- Don't know.
- Enough money should be spent to maintain the parks, without charging "user fees" !!!!! Mankato finds money to put bricks in the streets downtown - who ever needed that? Quit spending money on these things and spend it on maintaining the parks, please.
- Provide improvements to parks that have been neglected. Set up a standard for all parks to be maintained at. Organize garden clubs/neighborhood associations to maintain flower beds. Get volunteers to donate perennials.
- Keep them clean.
- Install solar panels and wind generators for energy.
- More dog stuff.

- I know a lot would be willing to purchase family passes to all inclusive (talking 10-'20 a year) parks.
- Plant more native species in places. Ex: prairie grass.
- All of Mankato's parks should allow pets. Pet clean up stations should be added to assist pet owners. Pets are part of families and encourage a healthy lifestyle.
- Not sure.
- Think beyond discrete parks and think about linking them in green way corridors friendly to pedestrians and cyclists.
- Put park maintenance in the budget -- in terms of upkeep. I know some of it is done by volunteers as budgets have been cut.
- Just say no and just say yes :) . Work together to build a collective, healthy and diverse vision.
- Begin with a pilot project of planting more edibles, incorporate edibles in with annual flower plantings. This is done in downtown Paducah, KY and it is beautiful!
- Encourage citizen input (like this survey).
- None.
- To raise money for better equipment, hold a city fundraiser. Create a campaign for the parks and do a lot of PR work at public events and festivals.
- Have a few benches available to be in the Sibley Park band shell - then folks can gather there for discussion and maybe some musical jam sessions.
- Focus a little bit less on Sibley, and get the employees out to other area park lands..... Add nice looking heavy park benches, nice looking expensive light poles.... Not short term fixes but investment in high quality benches and lighting, having a plan for use and style for every park land.... Rasmussen is or could be a real draw to this area if staff would see the huge value in that area....
- Continue to grow Kiwanis lights. Now that the city isn't funding the library, that money should go to park "improvements." I realize that Mankato has many square miles of parks aside from other properties and they do a commendable
- job. But sometimes attention to detail, and cut corners make a park go from great to inadequate. I think that well maintained parks are valued and cared for more by patrons and less prone to vandalism and people keep an eye out for problems.
- Keep up the good work.
- Don't know.
- Keep working on them.
- More hours towards park maintenance and repairs, and less time towards planters downtown, putting up banners on light poles.
- Keep making more parks in new developments.
- Vendors taxes could contribute to maintenance budget.
- People care....they already do.
- Implement a fee or tax to accomplish.
- Depending what the agreed upon plan is. how are they financed now.
- Two things: 1. dedicated funding 2. continue to keep adjusting or adapting to the needs of the people that use the parks.
- More green grass, better playgrounds Flower garden areas or prairie grass areas.
- Keep adding animals to Sibley Park.
- Improved park master planning. Reduce maintenance costs with more natural landscapes instead of manicured and mowed.
- Organize city volunteer park cleanup days. Have them weekly. People like to help they just need to be told how. Get local clubs involved, or high school students looking for things to put on college transcripts.



- What's a future park? You need to be much more clear on what information you are looking for. My vision is to have another park like Rasmussen Woods and trails linking them together. How they can be met? Better planning and fees related to new developments. You should ask what exactly activities/services are missing in the parks in a multiple choice question and have a different question on how the needs can be met.

**15. What city do you live in?**

1	Madison Lake, MN
1	Mankato Area, MN
1	Mankato Township, MN
1	New Ulm, MN
1	North Mankato, MN
1	Sherburn, MN
1	Rapids subdivision, Rapidan township, Garden City / Lake Crystal schools, Mankato Mail.
63	Mankato, MN

**16. Would you like to subscribe to receive City of Mankato news?**

43	Yes
41	No
10	Already subscribed

**The City of Mankato  
Night to Unite Comments  
August 27, 2013  
Sibley Park**

**1. Neighborhood Parks:** City staff and staff from the I & S Group visited a few neighborhood parks to talk with residents and get input on their neighborhood park and the proposed open space concept. The neighborhood parks that were visited included Washington Park, Highland Park, Trail Creek Park, and Tourtellote Park. A map illustrating the open space concept was on display for residents to view and comment on. Surveys were also given to complete, although not every resident completed the survey.

**Washington Park:**

1. **What do you think of the park concept design?**
  - Very well.
  - Appreciate the opportunity for input. Concept design offers customization and some consistency.
  - Not concerned because we don't have electricity in Washington Park (hard to care about future parks).

2. **What would you add to the park concept design?**
  - Grills.
3. **What would you remove from the park concept design?**
  - No.
  - Nothing.
4. **What would you add to Washington Park?**
  - Grills.
  - Backstop and lighting paths.
  - Gazebo, electricity.
5. **What would you remove from Washington Park?**
  - Nothing.
  - Nothing.
  - The loose sand on the sidewalk.
6. **Please provide any additional comments about Washington Park (maintenance, facilities, mowing, garbage, etc)?**
  - It's a nice park, could use some lawn improvements, insect control, get rid of the crows.
  - Though park "closes" at night, lights would improve safety.
  - Trim bushes better and more often.

**Highland Park:**

1. **What do you think of the park concept design?**
  - Ok.
  - Yes to the looped trail, yes to the sidewalks and bike lanes.
  - Like the open space.
2. **What would you add to the park concept design?**
  - Ice rink warming house.
  - Bigger shelters, circular walking paths.
3. **What would you remove from the park concept design?**
  - No responses.
4. **What would you add to Highland Park?**
  - Dog park by the rear lot.
  - More playground equipment.
  - Baseball diamond and electricity in the 2<sup>nd</sup> shelter.
5. **What would you remove from Highland Park?**

- No responses.
6. **Please provide any additional comments about Highland Park (maintenance, facilities, mowing, garbage, etc)?**
    - Very good.
    - The City crews do a great job!
    - Like the park as is - Nice to have the updated children's equipment.

#### **Trail Creek Park:**

1. **What do you think of the park concept design?**
  - Ok.
  - So far so good.
  - Like the walking trail.
2. **What would you add to the park concept design?**
  - Fields - baseball, additional equipment for broader age group.
  - Smaller playground for ages 2-6 and more swings.
  - More toddler friendly park.
  - More toddler friendly park things.
  - More toy equipment such as swings and slides.
  - Path to trail.
  - Trail to Sakatah, bathrooms, baseball field, pool.
  - More swings, smaller age appropriate equipment.
3. **What would you remove from the park concept design?**
  - No responses.
4. **What would you add to Trail Creek Park?**
  - Grill area, free standing slide, hockey rink, electricity, shelter with bathrooms.
  - Splash pad?! Shelter with bathrooms, drinking fountains, and electricity.
  - Volleyball, bocce.
  - Volleyball, golf.
  - Bathrooms, path to trail.
  - Pool.
  - More playground toys for younger kids.
  - Trail to bike trail, bathrooms, baseball field, more play equipment.
  - Restrooms.

5. **What would you remove from Trail Creek Park?**
  - Wet area.
  - Nothing.
6. **Please provide any additional comments about Trail Creek Park (maintenance, facilities, mowing, garbage, etc)?**
  - Bathrooms.
  - Need garbage cans.
  - A port-a-potty until a restroom is put in.

#### **Tourtellotte Park:**

1. **What do you think of the park concept design?**
  - Thanks for asking.
  - Pretty good.
2. **What would you add to the park concept design?**
  - More shelters with electric outlets.
  - Skate park, la crosse.
  - Make all parts of the parks elderly friendly.
3. **What would you remove from the park concept design?**
  - No responses.
4. **What would you add to Tourtellote Park?**
  - Ice rink.
  - Ice skating rink, water park (keep lap swimming as well), another picnic shelter.
  - Water park.
  - Chutes and Ladders water park.
  - Re-design parking (allow drop off in front of park on Maple).
  - More picnic areas for family.
5. **What would you remove from Trail Creek Park?**
  - Nothing.
  - Ball field or move sand volleyball court.
  - Remove extra tape on tennis courts (the yellow ones).
  - Garbage containers on 5<sup>th</sup> Street.
6. **Please provide any additional comments about Tourtellote Park (maintenance, facilities, mowing, garbage, etc)?**
  - We walk here often; it's a real joy to see this park.

- Provide for evening swim every night of the week (like it used to be). Keep the pool open through Labor Day.
- Pool open more in the evenings.
- Playground repair. Bring people to Mankato parks, regional hub for kids fun.





### MANKATO PARK MAINTENANCE STANDARDS

The City of Mankato places a high value on aesthetic and appearance of its parks. Therefore, the maintenance standards should reflect the goals and values of the community. Each park and facility must have predetermined standards which serve as the level of service desired. For example, soccer fields, picnic areas, and nature trails all require different levels of service.

The frequency of maintaining various elements within a park can be described in the maintenance standards. A basic assumption in developing maintenance standards begins by identifying *key result areas* (KRA's). They are key functions to carrying out the objective of a park maintenance plan. KEA's are referred to as basic common denominators such as weed control, litter removal, mowing, field dragging ball diamonds etc.

KRA's are most effective when they are designed around a coherent park maintenance classification system; a system that organizes parks into classifications based on maintenance priorities. The following classification system is modeled after the classification system created by the Dallas Park Maintenance and Development Division.

As park systems evolve, so do priorities. Therefore, the maintenance plan will always be subject to revisions and modifications cause by different user interest, trends, funding challenges and better best management practices. Gathering input from maintenance crews and community users should be taken into consideration when reviewing and revising standards.

#### Classification of the Parks and Facilities

All maintained and/or non-maintained park and open space property is classified into one of four major classifications: A, B, C, and D. There may be cases where a park site could fall under all four categories of maintenance levels. For the purpose of long-term and immediate planning, the parks are classified according to their most predominant characteristics and usage.

#### Class A Parks

Class A Parks are park properties representing the highest quality and intensity of maintenance and care. The characteristics which distinguish the Class A quality maintenance park include:

- These parks have extensive development of park amenities such as recreation building/community centers, concession stand, tennis court, swimming pools, multi-use courts, picnic shelters, landscape gardens, art sculptures, zoos, fountains and athletic fields.
- Well landscaped with trees and shrubs-requiring a considerable amount of manual labor for proper maintenance.
- Horticulture Program-Represents annual or color beds that require a considerable amount of maintenance in the form of hand cultivation, chemical weed control, disease control, fertilization, periodic renovation, etc.
- Complete irrigation system that covers most, if not, the entire area of usable park land. The irrigation system receives frequent inspections and maintenance.

- These parks receive regular inspections and intensive daily maintenance.
- Turf grass areas require frequent and high intensity maintenance in order to supply the quality that is desired both aesthetically and for a high quality playing surface.
- Receives regular and intensive litter control, restroom cleaning and trash removal.
- Receives regular tree and vegetative maintenance.
- These parks are often referred to as “signature” or “jewels” of the park system.
- There is a high volume of usage on a daily basis and often used for special events.

<b>PARK</b>	<b>ACRES</b>	<b>AMENITIES</b>
Sibley Park	73.2	Playgrounds, petting zoo/farm, shelters, grand lawn area, flower gardens, ball fields, skating rink, restrooms, trails, parking, highly manicured.
Reconciliation Park	0.5	Sculpture gardens, highly manicured area.
Veterans’ Memorials	0.2 - 5	Sculpture gardens, highly maintain areas.
Franklin-Rogers Field	11.6	Classic baseball stadium, concessions, restrooms, highly manicured field/facility, parking.
Community Athletic Fields	40	State of the art youth Sports Complex, trails, highly manicured, parking
Tourtellotte Park	16.1	Municipal pool, restrooms, concessions, ball field, volleyball courts, tennis courts, shelters, trails, playground equipment, parking.

### **Class B Parks**

Class B Parks closely resemble Class A parks with the main difference being that they may have a limited or no horticulture program but, they require a high standard of maintenance for facilities that are used heavily for seasonal programs or weekends.

- These parks are well landscaped with annual plantings, trees and shrubs requiring a considerable amount of manual labor for proper maintenance.
- Well developed turf grass that is frequently mowed and trimmed and receives fertilizer and broadleaf herbicide applications.
- Irrigation system that covers most of or the entire area.
- Extensive development for park facilities- recreational vehicle camping pads with individual electrical service, flush toilets, showers, concessions, tennis courts, picnic shelters, playgrounds, paved and striped parking areas, paved trails.
- Receives regular and intensive litter control.
- Receives regular tree maintenance.

<b>PARK</b>	<b>ACRES</b>	<b>AMENITIES</b>
Land of Memories Park	125.5	Campgrounds, restrooms, showers, disc golf, soccer fields, boat landing, canoe launch, pavilion, shelter, playground, trails, event area, parking.

Thomas Park	16.5	Ball field complex, hockey rink, concessions, trails, restrooms, parking.
Jaycee Park	17.7	Ball field complex, playground, shelter, concessions, trails, parking, restrooms

### Class C Parks

Parks in this category receive a considerable amount of use by neighborhood residents, but do not have the well developed turf or irrigation system. They are generally small neighborhood and mini parks. A Community Park such as Hiniker Pond does not have a high volume of users, but it requires a higher level of maintenance because of the beach, shelter, trail and restrooms.

- No irrigation system.
- No or minimal horticulture program.
- Receives minimum landscaping.
- Receives regular scheduled litter control and trash removal.
- Has limited development of park facilities-vault toilets, picnic shelters, boat launches

<b>PARK</b>	<b>ACRES</b>	<b>AMENITIES</b>
Anderson Park	1	Shelter, picnic tables.
Bienaphl Park	1.6	Playground, shelter, backstop, green space.
Columbia Park	1.1	Playground, green space.
Heritage Estates	1.5	
Southview Park	1.4	Green space, rain garden bench.
Dotson Park	0.3	
West Mankato Park	1.4	Playground, basketball court, shelter.
Alexander Park	5	Playground, shelters, restrooms, skating rink, trail, ball field, basketball court, tennis courts, parking.
Buscher Park	11	Playground, shelter, restrooms, ball field, golf green, large green space, gardens, parking.
Erlandson Park	8	Playground, shelter, restrooms, trails, tennis court, basketball court, green space, garden, parking.
Highland Park	12.8	Playground, shelter, restrooms, trails, tennis court, basketball court, green space, garden, parking.
Lions Park	27.7	Playground, trails, green space, garden.
Peacepipe Park	2.2	Playground, trails, green space.
Washington Park	3.1	Green space linier park.
Hiniker Pond Park	58.8	Swimming beach, shelter, restrooms, benches, trails, parking.
Lincoln Park	0.5	Sculpture, garden, green space.
Stoltzman Road Park	3	Hockey rinks, pleasure skating rink, green space, parking.
Winds Over White Oaks Park	3.9	Playground, shelter, trails, basketball court, green space, parking.
Trail Creek Park	5	Playground, shelter, trails, basketball court, green space, parking.



Country Club Park	9.1	Playground, shelter, trails, basketball court, green space, parking.
Heron Park	3.6	Undeveloped.

### **Class D Parks**

Class D Parks receive the least amount of maintenance and are frequently utilized as nature areas or are yet to be developed parks. Parks that fall within this category are mowed at strategic areas.

- Regular litter control and trash removal.
- Limited mowing—only in strategic locations, such as, along trails or roadways, or perhaps parking areas.
- Normally designated as nature areas or greenbelt property.
- Encourage native grasses, wildflowers and native trees to develop naturally.
- Newly acquired undeveloped property.

<b>PARK</b>	<b>ACRES</b>	<b>AMENITIES</b>
Rasmussen Park	152.6	Wood chip trails, Elks Nature Center, restrooms, memorial gardens, parking.
Pioneer Park	9.8	Cemetery, green space.
Carney Pond	6	Open space, trail.
Kearney Pond	4.2	Open space, trail.
Clair's Creek Pond		Open space, trail.

## Report

### *Tourtellotte Pool Aquatics Center Study*

Mankato, Minnesota

SEH No. MANKA 121634

October 15, 2012



Building a Better World  
for All of Us™

Engineers | Architects | Planners | Scientists





October 15, 2012

Mr. Pat Hentges  
City Manager  
City of Mankato  
10 Civic Center Plaza  
Mankato, MN 56001

RE: Tourtellotte Pool Aquatics Center Study  
Mankato, MN

Dear Mr. Hentges:

### **Introduction**

The City of Mankato retained Short Elliott Hendrickson Inc. (SEH<sup>®</sup>) to perform a study of the Tourtellotte Pool Aquatics Center for the purpose of identifying necessary and recommended upgrades and renovations. The study includes our opinion of estimated costs for the improvements. The work was approved by the City on July 25, 2012.

### **Scope of Work**

The Scope of Work included the following:

1. Evaluate the existing facility and mechanical systems to identify all elements that are in need of replacement and/or refurbishing. Items to be reviewed include: Pumps, Filters, Supply and Return Piping, Skimmers, Chemical System, Heating System, Code Compliance, and Pool Structure.
2. Evaluate the existing facility and site for the purpose of constructing an addition to the Tourtellotte Pool Aquatics Center to add a zero depth entry area, splash amenities, leisure deck area, and comply with all current accessibility requirements.
3. Perform space, programming, and features needs analysis to prepare an opinion of estimated cost for the construction of a new indoor/outdoor aquatics facility at a site to be determined. The new facility will include a competition size lap pool, diving bay, water park amenities, leisure area, and bathhouse facility.

### **Background Information**

The site review was performed by representatives of SEH and USAquatics on July 30, 2012,<sup>1</sup> with Parks Director, Doug Elling, representing the City. This report is supported by Estimate of Probable Cost, dated August 16, 2012 (attached herein as Appendix A). The pool, bathhouse, site accessibility, and parking comprise the scope of the investigation. Our work did not include programming discussions, specific identification of operations and maintenance costs, or interviews with pool staff.

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<sup>1</sup> Steve Robinson, PE, SEH Civil, and Tom Schaffer of USAquatics were in attendance.







### **Overview of Community & Pool**

The City of Mankato is located in south central Minnesota with a population base of 39,300.<sup>2</sup> The City is the fourth largest city in the State of Minnesota and a regional draw for the surrounding Minnesota River Basin communities. The community has several other pools associated with local schools, universities, and the YMCA. Tourtellotte Pool represents the only public access outdoor pool in the City limits. The programming, staff, and management is contracted by the City to the local YMCA.

The pool was constructed in 1939 and renovated in 1982. The aquatics center has three bodies of water: swimming, diving, and wading pools. The swimming and diving pools are designed to support competitive swimming events, as well as leisure activities.

The main swimming pool measures 164 feet by 75 feet. The pool includes 8 lanes which can be sectioned in either a 50-meter or 25-yard length. The depth ranges from 3.5 feet to 5.0 feet. The water temperature ranges from 78 to 80 degrees F.

The diving well measures 40 feet by 40 feet and has a depth of 12 feet. The diving amenities include 1-meter and 3-meter diving boards. The water temperature ranges from 78 to 80 degrees F.

The wading pool measures 30 feet by 40 feet with depths ranging from 1 foot to 2 feet. The water temperature ranges from 82 to 84 degrees F.

The pool is supported by a bathhouse, which includes an admission area, men's and women's changing rooms, restrooms, shower rooms, concessions, a chemical room, filter and pool mechanical rooms, and public restrooms. A partial basement houses the heating system intended to prevent the building from freezing in cold weather months.

The pool deck area is fenced and gated. Pole-mounted exterior lighting surrounds the facility. While the deck area appears to be large enough to support the bather and spectator load, it lacks shade structures.

There is no off-street parking in close proximity to the pool facility. The adjacent baseball field has a parking lot measuring approximately 100 feet by 300 feet. There are 34 parking spaces in this block of East Mable Street for use by park, ball field, and swimming pool patrons. Facility users often park on nearby residential streets.

Pool Operators are certified in mechanical and testing operations and their procedures for testing water and chemicals meets the current standards set forth by the state. The pool filtering equipment is Diatomaceous Earth Media. Natural gas fuel is the heating source for the pool water. System controls do not utilize web-based technology.

### **Recommendations**

The following are our improvement recommendations for the three scenarios listed in the above Scope of Work:

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<sup>2</sup> Per 2010 US Census Data.



***Replacing and/or refurbishing the pool mechanical systems:***

- Filter System: Upgrade the filter system to a Regenerative Media Filter System. The in-place Diatomaceous Earth Media Filters reduce flow rates and are labor intensive for the operators. The current flow rates are below the recommended minimum levels. City staff reported that the filter system parts are becoming obsolete and replacement parts are becoming difficult to locate.
- Pumps and Motors: The existing pumps and motors are in good condition and have adequate capacity for the current pool area. However, expansion of the pool will require modifications and additions to the pump systems.
- Heating System: The current heating system should be replaced. Off-gassing in the mechanical room has caused corrosion of the motors. The existing motors have a low efficiency (79%) which is impacting the operational costs.
- Surge Capacity: The pool system does not have a surge tank, which results in the pool overflow water draining directly to the filter system. This is not a recommended design practice. It is our recommendation to convert the existing filter system into a surge tank.
- Strainer: There is no strainer system in the existing facility. It is our recommendation to add a lint and hair strainer to the filter system.
- Backflow Prevention: The system does not have backflow prevention intended for the protection of the City water supply. It is our recommendation to install a reduced pressure device (RPZ valve) to comply with current codes.
- Water Condition Automated Controls: The control system is an earlier generation technology which continues to monitor and control the disinfectant and Ph chemicals. It is our recommendation to replace the current system with web-based technology that will enable more rapid response by the operators or a service company.
- Ph Controls: The current system uses diaphragm pumps to introduce Ph chemicals to the system. It is our recommendation to install peristaltic pumps as they provide a more accurate methodology.
- Pool Deck: While not part of the pool's mechanical system, we observed several heaved and displaced pool deck concrete panels that are potential tripping hazards. The heaved panels appear to be in proximity to the mechanical system's below grade piping. It is our recommendation to replace these concrete panels and inspect the below grade piping for possible leaks.

Our opinion of estimated cost to perform the above work including associated electrical, demolition, and reconstruction is \$488,000.00.

***Upgrades to Existing Aquatic Facility & Site Improvements:***

With the help of City staff, SEH and US Aquatics identified recommended upgrades, amenities, and renovations to the existing Tourtellotte Pool Facility to address safety, accessibility, and code changes. Wading pools have become an obsolete concept with the public drawn to facilities that have zero depth areas, water play amenities, and family friendly features. Our opinion of estimated cost includes the following improvements:

- Addition of a 7000 square foot Leisure Pool with zero depth entry and water play features. The zero depth pool is one of two required accessible entry points. A second accessible pool entry will be provided within the lap pool,
- Addition of an Activity pool area with a water walk feature, basketball/volleyball, and aqua climb,
- Addition of a Plunge pool area with open and closed flume water slides,



- Addition of a 225-foot long Lazy River with water spray elements and landscaped island,
- Addition of a Leisure deck area with shade elements and fencing,
- Securing the access ladders to the pool walls,
- Replace the pool shell painted finish with a plaster aggregate for improved durability, safety, and maintenance,
- Complete renovation of existing Bathhouse to provide full accessibility and updated fixtures,
- Addition of 1,200 square foot building for the Concessions, Family Changing Rooms, and Mechanical Room to support additional water surfaces and features, and
- Addition of a hard surfaced off-street parking area accommodating approximately 60 vehicles and a delivery truck load out area. The new parking area includes curb and gutter, storm sewer, and associated sidewalk extensions.

An itemized breakdown of the above improvements is listed below.

Feature	Estimate of Probable Cost
Pool Amenity Upgrades	\$2,250,000
Bathhouse Renovation and Accessibility Upgrades	\$519,750
New 1200 square foot Bathhouse & Mechanical Room Addition	\$204,000
Site Improvements: Parking, Sidewalk, and Stormwater	\$260,730
<b>Subtotal</b>	<b>\$3,234,480</b>
General Conditions (10%)	\$323,448
Contractor's Overhead & Profit (10%)	\$323,448
Soft Costs (legal, permits, consultant fees) (10%)	\$323,448
Contingency (10%)	\$323,448
<b>TOTAL PROJECT COSTS</b>	<b>\$4,528,272</b>

***New Indoor and Outdoor Facility at a Site to be determined:***

SEH/US Aquatics identified a conceptual indoor and outdoor aquatics center for the determination of an opinion of estimated cost. The new facility conceptually includes the following features and amenities:

- Indoor Facility:
  - Eight lane, 25 yard lap pool,
  - Separate diving well, and
  - Natatorium, mechanical area, and associated equipment.
- Outdoor Facility:
  - 7000 square foot Leisure Pool with zero depth entry and water play features,
  - Activity pool area with a water walk feature, basketball/volleyball, and aqua climb,
  - Plunge pool area with open and closed flume water slides,
  - A 225-foot long Lazy River with water spray elements and landscaped island, and
  - Leisure deck area with shade elements and fencing.
- Off-street parking improvements
  - A hard surfaced off-street parking area accommodating approximately 100 vehicles, drive lanes and drop-off area. The new parking area includes curb and gutter, storm sewer, associated sidewalk extensions, signage, pavement marking, and landscaping.





An itemized breakdown of the above improvements is listed below.

Feature	Estimate of Probable Cost
Indoor Facility	\$4,700,000
Outdoor Facility	\$2,250,000
Site Improvements	\$475,425
<b>Subtotal</b>	<b>\$7,425,425</b>
General Conditions (10%)	\$742,543
Contractor's Overhead & Profit (10%)	\$742,543
Soft Costs (legal, permits, consultant fees) (10%)	\$742,543
Contingency (10%)	\$742,543
<b>TOTAL PROJECT COSTS</b>	<b>\$10,395,597</b>

SEH appreciates the opportunity to work with you and the City of Mankato on this project. Please call me at 507.376.5888 if you have any questions or desire further assistance.

Cordially,

SHORT ELLIOTT HENDRICKSON INC.

Steve Robinson, PE

c: Tom Schaffer, USAquatics  
Gayle Mack, SEH Architecture



## Tourtellotte Pool Survey & Operations Report

GENERAL POOL DESIGN OVERVIEW		
Pool	Amenities	Water Temp
Swimming Pool	<ul style="list-style-type: none"><li>Size: 50 meters x 25 yards</li><li>Depth: 3.5' to 5.0'</li></ul>	78 - 80
Diving Pool	<ul style="list-style-type: none"><li>Size: 40' x 40'</li><li>Depth: 12'</li></ul>	78 - 80
Wading Pool	<ul style="list-style-type: none"><li>Size: 30' x 40'</li><li>Depth: 1' to 2'</li></ul>	82 - 84

Review Item	Existing Condition	Commentary
Pool Shell & Finish	<ul style="list-style-type: none"><li>Existing: Paint Finish</li><li>No tile</li></ul>	<i>Recommendation: modify finish to provide a plaster surface with quartz aggregate.</i>
Water Depth	<ul style="list-style-type: none"><li>Diving Pool: 6'-8" to 12'</li><li>Swimming Pool : 3'-6" to 5'-0"</li></ul>	<i>These depths are within the range of common design practice.</i>
In-Pool Safety Equipment	<ul style="list-style-type: none"><li>For example: accents, rope, and floats.</li></ul>	<i>Equipment appears to be compliant.</i>
Overflow	<ul style="list-style-type: none"><li>Gutter</li><li>Drop-Outs: 1 each</li><li>Swimming Pool: 12"</li><li>Diving Pool: 6"</li><li>Wading Pool: Skimmers.</li><li>1-5/8" below rim flow</li></ul>	
Shut Down	Deck side access to valves and drains located between the Swimming and Diving Pools.	<i>The valve shut off locations are in a good location for the Operators.</i> <i>Recommendation: In the future, it is projected that these drains are connected to a Surge Tank (holding tank) rather than the current condition of directly linking to the Filter Tank. This will reduce operations costs, as well as staff time.</i>
Drains	<ul style="list-style-type: none"><li>(2) 30" x 30" drains are provided at each pool located at the bottom of the body of water.</li></ul> Outlet Pipe Size: <ul style="list-style-type: none"><li>Swimming Pool : 12"</li><li>Diving Pool: 8"</li></ul>	<i>No Improvements required. All drains meet the Virginia Graeme Baker Act (Federal Pool and Spa Safety Act)</i>



Review Item	Existing Condition	Commentary
Inlets	<ul style="list-style-type: none"> <li>Integral with the gutters</li> <li>3 foot spacing</li> <li>Size: 3.8"</li> </ul>	
Access Into Pool	<ul style="list-style-type: none"> <li>Ladders are provided.</li> <li>Portable Aquatic Lift</li> </ul>	<u>Recommendation:</u> secure ladders.
<b>FILTRATION SYSTEM</b>		
Filter System	<ul style="list-style-type: none"> <li>Swimming and Diving Pools Share Media-type Filter System.</li> <li>Media: Diatomaceous Earth (DE)</li> <li>Wading Pool: Cartridge Filters.</li> <li>Media Filter Quantity: 44. Area Served: 1280 sf. Size: 3' x 5'</li> </ul>	<p><i>Commentary: The Media Filters are a labor-intensive system for the Operators. Note: The two pools could be separated into two separate systems, however this is not recommended as the cost is prohibitive.</i></p> <p><u>Recommendation:</u> Cost estimates include the Filter System upgrade to a Regenerative Media Filter System. City operators reported that current DE Media Filter System parts is becoming more difficult to find.</p>
Gauges	<p>Effluent Readings</p> <ul style="list-style-type: none"> <li>Diving Pool: 310 GPM</li> <li>Swimming Pool: 960 GPM</li> </ul> <p>Vacuum Reading: 3</p>	<p><i>Commentary: The rate of flow at both pools is below the recommended minimums.</i></p> <p><u>Recommendation:</u> Replace existing Filter Systems to increase the flow rates.</p>
Backwash Procedures	<p>Frequency: 2 per week.</p> <p>Timing of Procedures: at loss of Flow.</p>	
Filter Aids	None.	



Review Item	Existing Condition	Commentary
<b>RECIRCULATION SYSTEMS</b>		
Pumps & Motors	<ul style="list-style-type: none"> <li>(2) 240 Volt/1750 RPM/15HP 3-phase motors</li> <li>Condition: Good</li> <li>Mfr: Aurora, Model 341-AB-F</li> </ul>	<u>Recommendations:</u> Enlargement of the pool to provide a zero depth entry would require modifications and additions to the existing pump systems.
Piping	<ul style="list-style-type: none"> <li>PVC plastic piping throughout.</li> <li>Age: 8 years old.</li> </ul>	No upgrades required
Valves	<ul style="list-style-type: none"> <li>PVC piping</li> <li>Gear Operated</li> </ul>	
Heaters	<ul style="list-style-type: none"> <li>Type: Natural Gas</li> <li>Efficiency: 79%</li> <li>BTU's In: 3,333K</li> <li>BTU's Out: 2,666K</li> <li>Thermometers: 3</li> </ul>	<u>Recommendation:</u> Two factors are requiring the replacement of the current heaters. 1) off-gassing in the room is causing corrosion of the existing motors, and 2) poor motor efficiency is impacting the operations budget.
Surge Capacity	<ul style="list-style-type: none"> <li>No existing surge tank</li> <li>1-5/8" drain in pool utilizing the existing gutter system which directs the water to the filter system.</li> </ul>	<p><u>Commentary:</u> The current lack of surge tank is not a recommended design practice for a competitive swimming pool program.</p> <p><u>Recommendation:</u> SEH/US Aquatics has included the cost of converting the old Filter System into a Surge Tank. The new filter system will be a regenerative media type system.</p>
Strainer	<ul style="list-style-type: none"> <li>No current Strainer System in existing system.</li> </ul>	<u>Recommendation:</u> Add lint-hair strainer to new filter system.
Turnover	<ul style="list-style-type: none"> <li>Monitored via meter-type flow meter.</li> </ul>	<u>Commentary:</u> Turnover does not meet code. See note above under Gauges.





Review Item	Existing Condition	Commentary
Water Supply to Pool	<ul style="list-style-type: none"> <li>Watts Vacuum breaker</li> <li>No Reduced Pressure Device ("RPZ Valve")</li> </ul>	<p><i>Commentary: Code requires the installation of a RPZ valve (backflow prevention device) for the protection of the water supply.</i></p> <p><i><u>Recommendation:</u> Installation of a RPZ valve.</i></p>
<b>SANITATION</b>		
Automated Controls	<ul style="list-style-type: none"> <li>Controls: Disinfectant &amp; Ph.</li> <li>Swimming &amp; Diving Pool: 1 unit in place serving the two pools.</li> <li>Wading Pool: 1 unit.</li> </ul>	<p><i>Commentary: This control system is an old technology which functionally continues to monitor and control the disinfectant and Ph chemicals.</i></p> <p><i><u>Recommendation:</u> Replace system with web-based technology for monitoring assistance from service company.</i></p>
Sanitizers	<ul style="list-style-type: none"> <li>Gas-type sanitizer system</li> <li>Sanitizers are introduced to system via booster pump.</li> </ul>	
Ph Controls	<ul style="list-style-type: none"> <li>Type: Diaphragm.</li> <li>Chemical: Caustic Soda</li> </ul>	<p><i>Commentary: Peristaltic pumps are the current preferred method of chemical introduction into the system as they provide a more accurate methodology.</i></p> <p><i><u>Recommendation:</u> Replace existing diaphragm system with Peristaltic pumps at time of pool expansion.</i></p>
Pool Water Condition	<ul style="list-style-type: none"> <li>Disinfectant: 2 to 2.5 ppm</li> <li>pH: 7.5</li> <li>Alkalinity: 80</li> <li>C.H.: 300</li> </ul>	<p><i>Commentary: Water conditions are good.</i></p>
<b>OPERATIONS</b>		
Testing Procedures	<ul style="list-style-type: none"> <li>Frequency: 3 times per day.</li> <li>Test Kit: Taylor, Model 2006</li> </ul>	<p><i>Commentary: The new pool will not require changes in procedure nor testing type.</i></p>
Training Certification	<ul style="list-style-type: none"> <li>Staff is CPO certified (Certified Pool Operator)</li> </ul>	<p><i>Commentary: New pool would require new training; however, all certifications will remain.</i></p>



Review Item	Existing Condition	Commentary
Daily Operators Documentation	<ul style="list-style-type: none"> <li>Disinfectant</li> <li>Free available</li> <li>Total</li> <li>pH</li> <li>ORP</li> <li>Alkalinity</li> <li>Temperature</li> <li>Ca Hardness</li> <li>Cyan uric Acid (stabilizer for chlorine)</li> <li>Flow Rate</li> </ul>	
Backwash Frequency	<ul style="list-style-type: none"> <li>2 times per week</li> </ul>	
Chemical Storage on site	<ul style="list-style-type: none"> <li>N/A</li> </ul>	<i>Commentary: This report did not inventory quantities nor type of chemicals stored on site. Investigation noted that Operators follow standard procedures of storing materials "high and dry".</i>
Water Source	<ul style="list-style-type: none"> <li>City</li> </ul>	
Water Temperatures	<ul style="list-style-type: none"> <li>Water Temps are noted in the introductory overview.</li> </ul>	<i>Commentary: The current competitive training use of the Swimming Pool is set at the correct temperature for the use. If the pool converts to a primarily Lap Pool Use, the recommended temperature is 84 - 85 degrees.</i>
Fencing/Perimeter	<ul style="list-style-type: none"> <li>8' high chain link fence with 2" mesh opening</li> <li>Gate: east side of bath house.</li> <li>Emergency access and Service Gates are provided.</li> </ul>	
Landscape Features	<ul style="list-style-type: none"> <li>Within the facilities there are no shade structures provided</li> </ul>	<i><u>Recommendation:</u> Provide shade structures within perimeter of facility.</i>



Review Item	Existing Condition	Commentary
<b>SUPPORT FACILITIES</b>		
Patron Control & Support Facilities	Existing Facilities: <ul style="list-style-type: none"> <li>• Admissions area</li> <li>• First Aid Office</li> <li>• Lifeguard Station</li> <li>• Manager's Office</li> </ul>	<u>Recommendation:</u> Provide Family Changing Room
Locker Room	Existing system utilizes a bag system for swimmer's storage.	<u>Recommendation:</u> Current Facility Design Practice is to provide Lockers with locking mechanisms located at the exterior perimeter of bath house. The cost for this improvement is included in the Estimates.
Restrooms	<ul style="list-style-type: none"> <li>• See Fixture Count – Appendix C</li> </ul>	<u>Recommendation:</u> 1) Provide accessible restrooms, 2) Provide family restrooms/changing rooms, 3) Remove gang showers and install individual shower stalls at interior and exterior locations.
Concessions	<ul style="list-style-type: none"> <li>• Limited products sold</li> <li>• Vending machines</li> </ul>	<u>Recommendation:</u> Expand Concessions in both size and goods sold.
Storage	<ul style="list-style-type: none"> <li>• 70 sf of pool storage provided in bath house.</li> <li>• 60 sf of bath house storage</li> </ul>	<u>Recommendation:</u> Provide additional storage at time of upgrades to accommodate concessions.
<b>DECK &amp; AMMENITIES</b>		
Decks	Existing concrete decks <ul style="list-style-type: none"> <li>• Concrete is heaving at area between Swimming and Diving Pool.</li> <li>• Decks are in adequate condition and do not require replacement throughout. See Commentary at right.</li> </ul>	<p>Commentary: There is a small difference in elevation of the deck surface near the winterizing valves. Code does not allow more than a 3/8" difference between sections of deck.</p> <p><u>Recommendation:</u> Investigate the valve locations to determine if leakage is a problem. Grind down or replace the concrete deck to provide smooth walking surface.</p>



Review Item	Existing Condition	Commentary
Play Features	<ul style="list-style-type: none"> <li>Drop Slide</li> <li>Starting Blocks</li> </ul>	<p><i>Commentary: The drop slide requires relocation during Swim Meets. It has a minimum water trickle which can become plugged.</i></p> <p><u><i>Recommendation:</i></u> 1) Relocate this slide to the new Lap Pool. 2) Further study of the requirements for starting blocks should be considered during the final design.</p>
Competitive Equipment	<ul style="list-style-type: none"> <li>(2) One Meter Diving Boards</li> <li>(1) Three Meter Diving Board</li> </ul>	
Shade	<ul style="list-style-type: none"> <li>None</li> </ul>	<p><u><i>Recommendation:</i></u> Provide shade structures.</p>
On-Deck Safety Features	<ul style="list-style-type: none"> <li>Depth Markers on ends and sides of pool</li> <li>Size of markers meet the 4" height requirements.</li> <li>Shepherd's Crook</li> <li>Back Board</li> <li>Ring Buoy with Rope</li> <li>Rescue Tube</li> <li>Lifeguard Chairs: Fixed</li> </ul>	<p><i>Commentary: Moveable lifeguard chairs allows for the chairs to be moved with the sun angles.</i></p> <p><u><i>Recommendation:</i></u> Replace lifeguard chairs with moveable non-fixed units.</p>
Lighting	<ul style="list-style-type: none"> <li>Existing overhead lighting provided.</li> <li>No in-pool lighting.</li> </ul>	
<b>BATHHOUSE &amp; SURROUNDING PARK</b>		
Location		<p><i>Commentary: The park setting is excellent. It creates a community identity, is near adjacent activities (baseball &amp; tennis), and offers shade trees, playground, and picnicking.</i></p>





Review Item	Existing Condition	Commentary
Parking	<ul style="list-style-type: none"><li>On street parking only to the south along East Mabel (29 spaces) and North Fourth Streets.</li><li>Drop Off Area: None.</li><li>Accessible Parking: Provided.</li><li>Bus Parking: No off-street bus parking is provided.</li></ul>	<p><i>Commentary: Adequate on-street parking is provided at this time.</i></p> <p><i><u>Recommendation:</u> Drop off Area, which serves ball diamonds and pool, is recommended in Cost Estimates. Additional parking is included in the cost estimates for Option #3 – indoor/outdoor facility. This facility is theoretically proposed at an unknown site, therefore, the cost to add 100 parking spaces is included.</i></p>
Accessibility	<ul style="list-style-type: none"><li>Current ramp to bathhouse does not meet code.</li><li>Pool access is difficult.</li><li>Bathhouse does not provide code required clearances to maneuver a wheelchair through the building.</li></ul>	<p><i><u>Recommendation:</u> Provide new accessible ramp and clearances within bathhouse to meet ADA Code.</i></p>
Utilities	<ul style="list-style-type: none"><li>230 volt/3-phase power is provided.</li></ul>	<p><i>No change required.</i></p>

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## Appendices

## APPENDIX A – 8.16.12 Estimate

August 16, 2012

Mr. Pat Hentges  
City Manager  
City of Mankato  
10 Civic Center Plaza  
Mankato, MN 56001

RE: Opinion of Estimated Cost  
Tourtellotte Aquatics Center Study  
Mankato, MN

Dear Mr. Hentges,

This letter represents our initial findings of the Opinion of Estimated Cost for three aquatics center improvements scenarios. Two of the scenarios are for improvements to the existing Tourtellotte aquatics facility and the third scenario is for a new indoor and outdoor facility to be constructed at a site to be determined.

### Scope of Work

Our Scope of Work, as detailed in SEH's July 24, 2012 proposal, is as follows:

4. Evaluate the existing facility and mechanical systems to identify all elements that are in need of replacement and/or refurbishing. Items to be reviewed include: Pumps, Filters, Supply and Return Piping, Skimmers, Chemical System, Heating System, Code Compliance, and Pool Structure.

SEH will prepare an opinion of estimated cost to perform all replacement and/or refurbish items noted in No.1 above.

5. Evaluate the existing facility and site for the purpose of constructing an addition to the Tourtellotte Aquatics Center to add a zero depth entry area, splash amenities, leisure deck area, and comply will all current accessibility requirements.

SEH will prepare an opinion of estimated cost to perform the items noted in No. 2 above.

6. Perform space, programming, and features needs analysis to prepare an opinion of estimated cost for the construction of a new Indoor/Outdoor aquatics facility at a site to be determined. The new facility will include a competition size lap pool, diving bay, water park amenities, leisure area and bathhouse facility.

SEH will prepare an opinion of estimated cost to perform the items noted in No.3 above.

### Conclusions and Recommendations

#### *Scenario #1 – Mechanical Upgrades Only*

DESCRIPTION OF WORK: SEH/US Aquatics evaluated the existing mechanical and filtering systems related to the existing pool.

The following items are included for the recommended changes:

- Regenerative Media Filters System for main pool and diving pool including new a pump and strainer, piping fittings, valves, digital flow meters and gauges,
- Conversion of existing filters to Surge/balance tank,
- Energy-efficient pool filters,
- Web-based chemical controllers,
- Sphagnum moss water treatment system,
- Associated electrical work,
- Demolition and reconstruction required for new equipment installation, and
- Code mandated upgrades to mechanical and chemical storage rooms.

Opinion of Estimated Cost: \$488,000.00

### ***Scenario #2 – Upgrades to Existing Aquatic Facility & Site Improvements***

DESCRIPTION OF WORK: SEH/US Aquatics identified recommended upgrades, amenities and renovations to the existing Tourtellotte Aquatic Facility. The renovations include complying with applicable accessibility requirements. The following items are included for the recommended changes:

- Addition of a 7000 square foot Leisure Pool with zero depth entry, and water play features,
- Addition of an Activity pool area with a water walk feature, basketball/volleyball and aqua climb,
- Addition of a Plunge pool area with open and closed flume water slides,
- Addition of a 225 foot long Lazy River with water spray elements and landscaped island,
- Addition of a Leisure deck area with shade elements and fencing,
- Complete renovation of existing Bathhouse to provide full accessibility and updated fixtures,
- Addition of 1,200 square foot building for the Concessions, Family Changing Rooms and Mechanical Room to support additional water surfaces and features, and
- Addition of a hard surfaced off-street parking area accommodating approximately 60 vehicles and a delivery truck load out area. The new parking area includes curb and gutter, storm sewer and associated sidewalk extensions.

### ***Scenario #2 Cost Estimate– Upgrades to Existing Aquatic Facility & Site Improvements***

<b>Scope of Work</b>	<b>Estimate of Probable Cost</b>
Pool Amenity Upgrades	\$2,250,000
Bathhouse Renovation and Accessibility Upgrades	\$519,750
New 1200 square foot Bathhouse & Mechanical Room Addition	\$204,000
Site Improvements: Parking, Sidewalk and Stormwater	\$260,730
<b><i>Subtotal</i></b>	<b><i>\$3,234,480</i></b>
General Conditions (10%)	\$323,448
Contractor's Overhead & Profit (10%)	\$323,448
Soft Costs (legal, permits, consultant fees) (10%)	\$323,448
Contingency (10%)	\$323,448
<b>TOTAL PROJECT COSTS</b>	<b>\$4,528,272</b>

***Scenario #3– New Indoor and Outdoor Facility at a Site to be determined.***

DESCRIPTION OF WORK: SEH/US Aquatics identified a conceptual indoor and outdoor aquatics center for the determination of an opinion of estimated cost. The new facility conceptually includes the following features and amenities:

- Indoor Facility:
  - Eight lane, 25 yard lap pool,
  - Separate diving well, and
  - Natatorium, mechanical area and associated equipment.
- Outdoor Facility:
  - 7000 square foot Leisure Pool with zero depth entry and water play features,
  - Activity pool area with a water walk feature, basketball/volleyball and aqua climb,
  - Plunge pool area with open and closed flume water slides,
  - A 225 foot long Lazy River with water spray elements and landscaped island, and
  - Leisure deck area with shade elements and fencing.
- Off-street parking improvements
  - A hard surfaced off-street parking area accommodating approximately 100 vehicles, drive lanes and drop-off area. The new parking area includes curb and gutter, storm sewer and associated sidewalk extensions signage, pavement marking and landscaping.

***Scenario #3 Cost Estimate– New Indoor & Outdoor Facility at site to be determined.***

<b>Scope of Work</b>	<b>Estimate of Probable Cost</b>
Indoor Facility	\$4,700,000
Outdoor Facility	\$2,250,000
Site Improvements	\$475,425
<b>Subtotal</b>	<b>\$7,425,425</b>
General Conditions (10%)	\$742,543
Contractor's Overhead & Profit (10%)	\$742,543
Soft Costs (legal, permits, consultant fees) (10%)	\$742,543
Contingency (10%)	\$742,543
<b>TOTAL PROJECT COSTS</b>	<b>\$10,395,597</b>

**Remarks**

SEH appreciates the opportunity to work with you and the City of Mankato on this project. Please call me at 507.376.5888 if you have any questions or desire further assistance.

Cordially,

Steve Robinson, PE

Cc: Mark Knoff, City of Mankato  
Tom Schaffer, US Aquatics  
Gayle Mack, SEH Architecture

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## APPENDIX B - Pool Statistics

Item	Swimming Pool	Diving Pool
<b>DIMENSIONS:</b>		
Shallow Water (<5 Ft.) (Ft.)	75'-1" x 164'-2"	
Deep Water (>5 Ft.) (Ft.)		40' x 40'
<b>SURFACE AREA:</b>		
Shallow Water (<5 Ft.) (in sq. ft.)	12,332.4	
Deep Water (>5 Ft.) (in sq. ft.)		1,600
<b>SURGE CAPACITY:</b>		
Required (in gal.)	In Pool	In Pool
Supplied (in gal.)		
<b>PERIMETER:</b> (in. ft.)	478.6	160
<b>POOL CAPACITY:</b> (in gal.)	414,000	144,360
<b>TURNOVER:</b>		
Required (hours)	6	6
Actual (hours)	7.2	7.8
<b>RATE OF FLOW:</b>		
Flow Rate Required (in gpm)	1,150	401
Actual Rate of Flow ( in gpm)	960	310
<b>MAIN DRAIN FLOW RATE:</b> (Ft./s.)	>1.5	>1.5
<b>FILTER SIZE:</b>		
Original	1,100	
Now	1,280	
<b>FILTER FLOW RATE:</b>		
At Code (gpm/Sq. Ft.)	1.4	
Actual (gpm/Sq. Ft.)	1.1	



## APPENDIX C - Fixture Count & Program Overview

The Survey was completed based upon the following Code References:

- Aquatics: State Pool Code: MN Chapter 4717.00 Environmental Health
- Aquatics: Recommended Standards for Swimming Pool Design & Operations (“10 States Standards”)
- Building: International Building Code 2006
- Building: Minnesota Amendments to the International Building Code - 2007
- Accessibility: ICC ANSI A117.1 Standards (Federal Accessibility Code) - 2003

FIXTURE COUNT EXISTING <sup>3</sup>					
Fixture Type	Male		Female		Unisex
	Indoor	Outdoor Public Restroom <sup>4</sup>	Indoor	Outdoor Public Restroom	
Watercloset	2	1	3	2	None
Urinal	2	1	-	-	None
Lavatory (Sink)	2	1	2	1	None
Shower <sup>5</sup>	6		6		None

PROGRAMS & ACTIVITIES	
Event	Time of Day
USA Swimming & Diving	Mornings
Lap Swimming	Noon & Evening
Swim Lessons	Mornings
General Admissions	1 pm - 5 pm & 6 pm - 8 pm
Floaty Night	Weds Nights
Wading Pool Party Rentals	Daytime
Corporate Rentals	After 8 pm

<sup>3</sup> Bather Load is 800 occupants (742 at Shallow Water and 58 at Deep Water).

<sup>4</sup> Outdoor Public Restrooms also have interior access. During pool open hours of operation, the outside access is locked.

<sup>5</sup> Gang style showers are installed in both restrooms. These showers are no longer code compliance.

August 16, 2012

Pat Hentges  
City Administrator  
City of Mankato  
10 Civic Center Plaza  
Mankato, MN 56001

Re: Facility Review and Additional Ice Sheet Analysis  
Mankato Curling Club

### **Introduction**

The City of Mankato has a long history of supporting youth and amateur athletics, and as a result has many supporters in the community with a high level of participation. With the increasing popularity of ice hockey, there is a current shortage of ice available to use throughout the year for both practice and games. It is the desire of the City of Mankato to help alleviate this shortage by constructing a new ice sheet.

Concurrent with the investigation into the location of a new ice sheet, the City is reviewing the existing Mankato Curling Club building (600 Hope Street) for alternatives to improve the facility, which has some deficiencies. The City of Mankato hired I&S Group to perform a walk-through of the Curling Club and provide a report in the overall condition of the facility, with particular attention on the mechanical and electrical system improvements necessary to extend the life of the facility.

As part of this analysis, it was requested that I&S investigate the alternative of adding a new sheet of ice adjacent to the Curling Club with the anticipation that mechanical and electrical systems could be designed in the new facility to supplement or replace aging equipment in the existing structure.

This report summarizes the finding of our investigation, discusses the option for adding a new sheet of ice adjacent to the Curling Club, and investigates several other alternatives. Cost estimates for both repairs and proposed additions are included. All costs assume year round ice sheet operation.

### **Analysis of Existing Curling Club**

Tony Effenberger and Mark Cipos of I&S, along with Tom Fournier with the City of Mankato performed a walk-through of the existing building. Our observations were limited to a walk-through of the interior spaces that were not locked and the entire perimeter of the building



Interior of Existing Curling Club

as viewed from the ground. The existing building is approximately 19,075 square feet (sf) and can be categorized into two areas: the community area (9,000 sf) and the ice sheet (10,075 sf). The community room area contains restrooms, locker room, a kitchenette, and storage. Following is a brief summary of the findings of the walk-through.

#### **Community Area:**

- » This area is used for building functions and support space. The space is minimally finished, and has a drop ceiling with fluorescent lighting.
- » The exterior of the building has a thin masonry veneer that is in good condition. Fiber cement siding exists above the wainscot and is also in good condition.
- » A wall separates this space from the ice sheet area and has a significant amount of glass for viewing events. The space is also served with closed circuit TV.
- » The building has a flat, ballasted roof, with water being able to be drained via a an internal roof drain that daylight on the north side of the building. There are wide (48" +/-) overflow scuppers on the north and south sides that tie into open-faced leaders. The roof will need replacement within five years.
- » There are several windows along the north and east sides of the space.
- » Packaged roof mounted HVAC units were recently installed for the community area. These units were used and came from the Mankato Airport terminal building. The units are approximately 20 years old, and the typical life expectancy on this type of equipment is 10 – 15 years. While old, they are adequate to provide heating, cooling, and ventilation when the space is in full use.
- » Portable dehumidifiers are used for humidity control when the space is unoccupied.
- » There is no direct exhaust out of the locker rooms.
- » The electrical service was recently upgraded to three phase power.

#### **Ice Sheet:**

- » This area comprises approximately fifty-three percent or roughly 10,075 SF of the total area of the facility and contains the ice sheet used primarily by the Curling Club, along with storage space on the far west end of the building.
- » This portion of the building is a pre-engineered metal building with a shallow slope pitched roof. The roof exhibits leaking in several areas, and should be considered for replacement in its entirety, as opposed to a "band-aid" approach.
- » The interior steel frame structure is exposed.
- » Numerous locations were observed where the roof insulation has been damaged, allowing for a poor thermal envelope and leading to condensation and rusting.
- » Gas fired unit heaters, which are metered separately from the community area, provide minimal heat.
- » Ventilation is provided through gravity intakes in the North sidewall and exhaust fan on the roof. The ventilation appears to be adequate, assuming all equipment is functional.
- » The ice sheet does not have a de-humidification system. Should ice be desired year round, dehumidification will be necessary.



**Existing Roof Concerns**

- » The ice sheet refrigeration equipment was installed in the 1960's. This equipment is owned and maintained by the Curling Club. Due to its age, it may be due for replacement in the near future.
- » The City of Mankato pays for the electricity of the lighting, and the Curling Club pays for the remainder of the power consumption.

Please refer to the Cost Estimate section following for a summary of the costs for the recommended improvements.

### **Addition to Curling Club**

As noted in the previous section, there are several mechanical, electrical, and building related items that will require funding in the near future. To potentially minimize the cost of these improvements, a new ice sheet adjacent to this facility was considered. Two locations were reviewed – one to the north (Concepts A and B), and another to the west (Concept C). The option to the west was dismissed due to apparent conflicts with existing utilities and potential wellhead protection issues with the municipal well to the immediate west. However, this concept could be revisited should additional utility information be provided.

A new sheet to the north does fit on the site (refer to Concepts A and B). However, in order to accommodate the building without interfering with the existing Franklin Rogers Field, ancillary uses (offices, restrooms, etc.) would need to be located on either end of the building, resulting in a building longer than the existing Curling Club. Additionally, this site would not accommodate any spectator seating and minimal room between the existing and new ice sheets.

In addition to the tight site, there are several code related issues that would need to be addressed. The allowable area for a single story, fire sprinkled building similar to Concept A is approximately 42,000 square feet (sf). With the proposed addition, the total square footage would be 46,000 sf. This results in the need for a fire rated wall between the two facilities.

Additionally, the existing Curling Club is required to be outfitted with an automatic fire suppression system. These items are feasible from a constructability perspective, but do result in additional costs and a less useful space due to penetration requirements of the firewall. Alternatively, the buildings could be separated with a connecting link between buildings, but code requires 20 feet of separation, resulting in pushing the building near the right field fence of Franklin Rogers Field.

The existing facility has a pitched roof (north and south), so with the construction of an addition to the north, the roof would have to be reinforced and reframed to provide positive slope away from the new addition (Concept A only), as well as provide structural support for the increased snow loads created by the new addition. While this is an additional expense, the roof will be in need of replacement within the next five years.

In either case, the site leaves no room for future expansion. Given the growth of the sport and the desire for the Mankato Area Hockey Association (MAHA) to add additional sheets of ice, include space for spectators, it may be prudent to consider a location that would allow for future expansion, capitalizing on the specialized infrastructure required for these facilities. We understand that the Curling Club has a long term lease on the building, which will impact the use of the facility as well.

Please refer to the Cost Estimate section following for a summary of the costs for the recommended improvements.



### **Standalone Option or Initial phase of larger community athletic complex**

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Another alternative for the new ice sheet would be to construct it on a greenfield site, either as a standalone option or the initial phase of a larger community athletic complex. Numerous Mankato area athletic groups have been meeting to discuss the idea of a regional athletic complex. While there is much excitement from all parties, one organization has not stepped up to take the lead on the project. It is possible that this project may provide the fundable project to initiate the larger plan.

This option has several advantages, as it provides for future expansion of not only the hockey facilities, but also the other athletic groups that have interest in a shared facility. This vision provides for a high quality facility with shared locker rooms, lobby space, and other ancillary spaces, thus saving overall costs. While it is premature to assume the ultimate make-up of this facility, there is a need for facilities for a wide variety of sports, including:

- » Basketball
- » Volleyball
- » Track
- » Recreational walking/running
- » Soccer
- » Football
- » Practice Baseball
- » Tennis
- » Aquatics (training, competition, therapeutic)

Should this concept be pursued further with the development of the additional ice sheets, discussions with the other groups would be ramped up to ensure there was full participation in the design by all parties.

There are also unique hurdles to this option. It requires land that may or may not be currently under City ownership. There would also need to be agreements in place between the City and potential users in terms of responsibilities and cost sharing.

Please refer to the Cost Estimate section following for a summary of the costs for the recommended improvements. These costs are very similar to a previously prepared concept for the MSU Hockey Studies.

## Summary of Costs

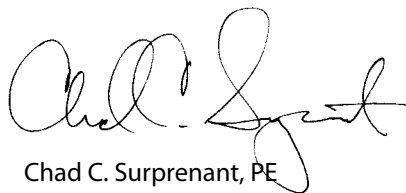
We have prepared a summary of costs for each Concept as described above. Also, to evaluate the true cost of the project, repair costs for the existing facility were included for the options that share the Curling Club site. Where feasible mechanical systems would be shared between uses in Concepts A-C, and the cost estimates are reflective of this. Please note that the cost estimates for the standalone option include two sheets of ice, seating for 1,500 fans on one sheet, and a shared lobby. For comparison purposes, the cost to simply construct a single sheet of enclosed ice (similar to the expansion of Concepts A-C) is estimated at \$4,500,000 - \$5,000,000. Refer to the following page for a detailed cost breakdown.

Concept	Total Repair Work	Total New Cost	Total Cost
Concept A	\$370,000	\$5,830,500	\$6,200,500
Concept B	\$600,000	\$4,867,500	\$5,562,500
Concept C <sup>†</sup>	\$576,400	\$4,716,750	\$5,293,150
Standalone Option	\$0	\$12,375,000	\$12,375,000

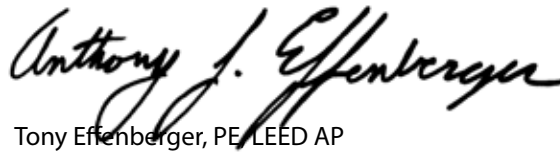
<sup>†</sup>The estimated costs for Concept C do not include any potential utility relocation.

Thank you for the opportunity to provide you with this study. We look forward to working with the City on making one of these alternatives a reality. If you have any questions on this report, please do not hesitate to contact us.

Sincerely,



Chad C. Surprenant, PE  
President



Tony Effenberger, PE, LEED AP  
Senior Mechanical Engineer

## Cost Estimate Summary

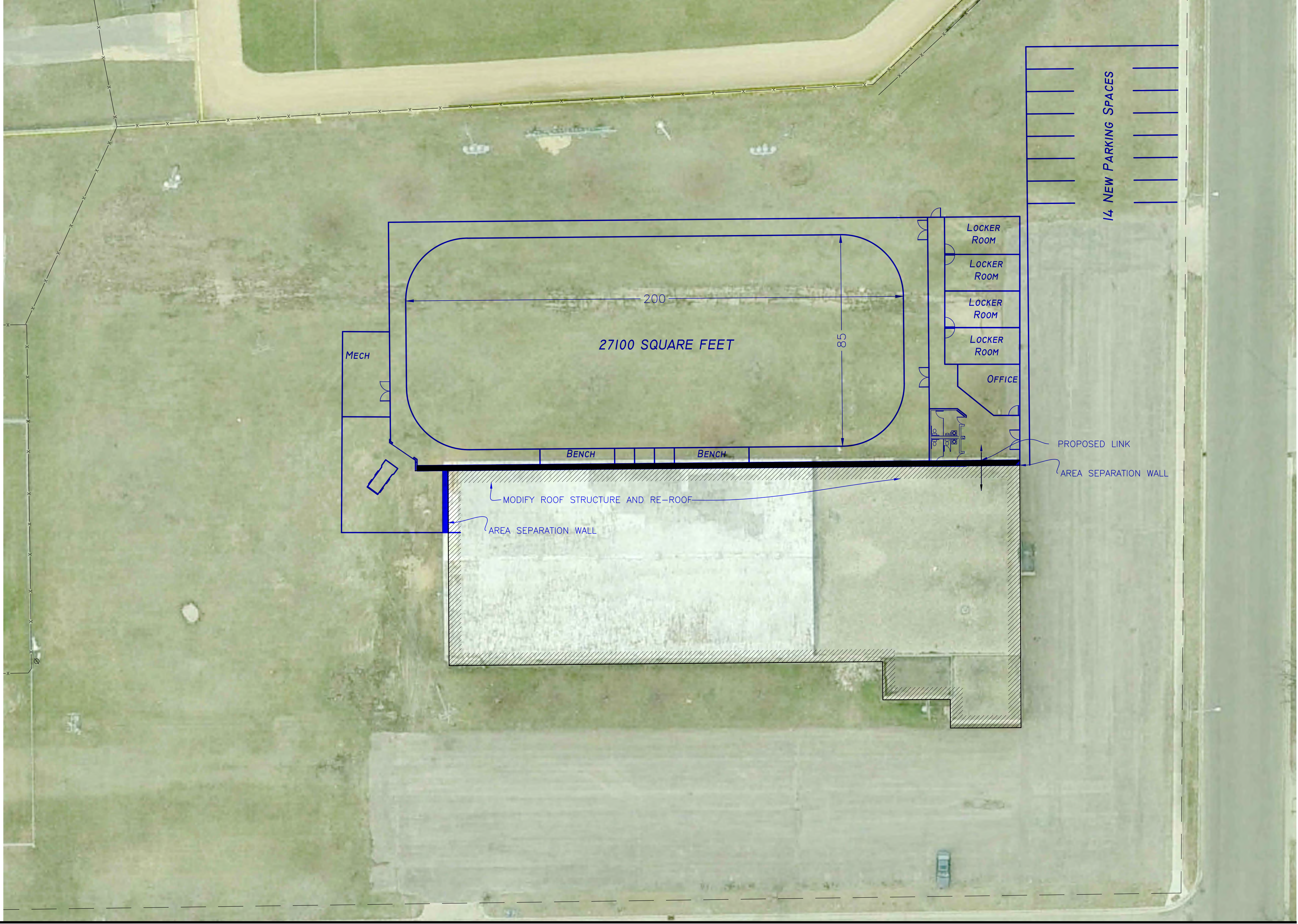
Concept	Repair Work	Total Cost Repair Work	New Const. & Upgrades As A Result Of New Construction	Total Cost New Addition	Cost Per SF New Floor Area (repair not incl.)	Total Cost Per Concept
CONCEPT A	Dehumidification	\$250,000	Building addition (29,500sf x \$165)	\$4,867,500		
	Ice refrigeration equipment	\$100,000	Fire sprinkle existing building	\$80,000		
	Community room HVAC	\$15,000	Construct firewall	\$115,000		
	Locker room ventilation	\$5,000	Reinforce roof structure & new roof	\$768,000		
<i>Totals</i>		<i>\$370,000</i>		<i>\$5,830,500</i>	<i>\$198</i>	<i>\$6,200,500</i>
CONCEPT B	Dehumidification	\$250,000	Building addition (29,600sf x \$165)	\$4,867,500		
	Ice refrigeration equipment	\$100,000	Fire sprinkle existing building	\$80,000		
	Community room HVAC	\$15,000	Construct firewall at connecting links	\$15,000		
	Locker room ventilation	\$5,000				
	Re-roofing & new roof insulation	\$230,000				
<i>Totals</i>		<i>\$600,000</i>		<i>\$4,962,500</i>	<i>\$168</i>	<i>\$5,562,500</i>
CONCEPT C †	Dehumidification	\$250,000	Building addition (27,350sf x \$165)	\$4,512,750		
	Ice refrigeration equipment	\$100,000	Fire sprinkle existing building	\$80,000		
	Community room HVAC	\$15,000	Construct firewall	\$44,000		
	Locker room ventilation	\$5,000	Reinforce roof structure & new roof	\$80,000		
	Re-roofing & new roof insulation	\$206,400				
<i>Totals</i>		<i>\$576,400</i>		<i>\$4,716,750</i>	<i>\$172</i>	<i>\$5,293,150</i>
CONCEPT D			New building (75,000sf x \$165)	\$12,375,000		
<i>Totals</i>		<i>\$0</i>		<i>\$12,375,000</i>	<i>\$165</i>	<i>\$12,375,000</i>

†The estimated costs for Concept C do not include any potential utility relocation.



# CITY OF MANKATO

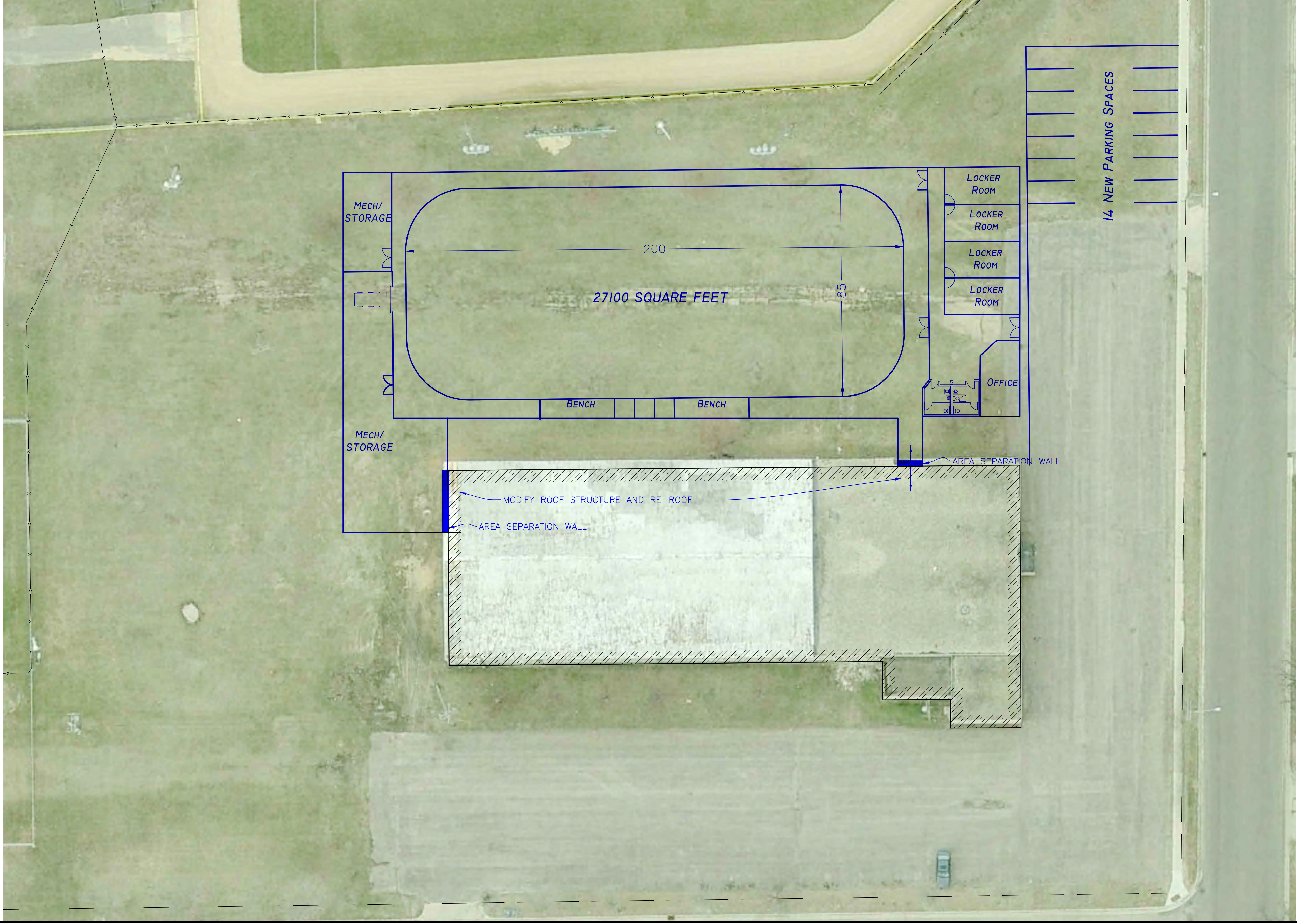
## MANKATO, MINNESOTA CURLING CLUB CONCEPT A





# CITY OF MANKATO

## MANKATO, MINNESOTA CURLING CLUB CONCEPT B





# CITY OF MANKATO

MANKATO, MINNESOTA  
CURLING CLUB CONCEPT C





November 1, 2013



NATIONAL ASSOCIATION OF  
**SPORTS**  
COMMISSIONS

# Market Analysis for Proposed Sports Complex

Prepared for All-Seasons Arena Board, Mankato, Minnesota  
Prepared by the National Association of Sports Commissions

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I – NASC Experience

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III– Verizon Wireless Center

IV – Girls Sports Pack Economic Punch

V – MAHA Participation Data

VI – MAHA Proposal

VII – Small-Scale Event Sports Tourism

VIII – Tourist Towns

IX – Schooled in the Way of the Y

X – Graham Aquatic Center - York YMCA, PA

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## INTRODUCTION

This report is the result of an agreement between the All Seasons Arena Board (ASAB) and the National Association of Sports Commissions (NASC) dated June 18, 2013. The agreement calls for the NASC to perform a feasibility study concerning a possible regional recreational facility. This might consist of one or more complexes and could include a number of different sports, leisure and meeting facilities.

The overall purpose is to create beneficial impacts for residents. These impacts include but are not limited to: facilities that would better meet the recreational needs of residents and develop increased visitor spending from tournaments and events. This spending would assist in economic development for everyone in the region.

The study is to be conducted in two phases: a Market Study followed by a Financial Analysis. This is the Market Study. It will determine whether sufficient evidence exists of needs and benefits that, if addressed by the facility, would warrant proceeding to the financial analysis, where projections can be made of its potential economic viability.

The overall purpose is to provide actionable data permitting decisions on possible next steps.

Employees of the NASC have significant experience conducting studies of this kind. Please refer to Appendix I – NASC Experience.

A number of forums have been held over the past year. During these meetings representatives of several sports, the college and university, the Mankato YMCA, the cities of Mankato and North Mankato, Blue Earth County and others have discussed cooperative solutions to growing needs for additional space for recreation.

At the same time other worthy projects have surfaced including expansion of the Civic Center, a possible Southern Minnesota Children's Museum, a new project supporting VINE Faith in Action for seniors, and the completion of a fund raising campaign for the YMCA. Another coming issue will be the need for more school space to meet an expanding population.

It is also recognized communities throughout the state are adding to their financial burdens due to cut-backs in state funding.

This study, dealing as it does with present and future issues, is prepared and presented in light of these factors.

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## EXECUTIVE SUMMARY

This study concludes community needs do exist for the projects that have been considered so carefully over the past few years. Each can be justified in terms of unmet local needs...the most important measure of need. Funding is another matter. Whether funds to construct a bubble dome, YMCA joint use swimming pool, an additional sheet of ice, and/or indoor multiple courts for basketball, volleyball, tennis and the mat sports can be raised is another matter. The NASC did not find indications that public funding would be available to cover construction costs or years of potential operating shortfalls.

A financial analysis will be needed to help community leaders decide on the best paths to follow.

Adding an indoor track to a proposed multi-court building would raise construction and ongoing maintenance costs. The national championship track at MSU offers everything needed, but availability will always be an issue. An estimate of the higher costs could be part of the financials.

Our research did uncover the need for better infrastructure that will smooth and improve the flow of farm products to market.

The NASC has recently studied the costs of constructing 8 to 10 court indoor multi-sport complexes. Depending on the number of courts they can run between \$8 and \$12 million for a tournament friendly building.

We have also examined competition swimming venues (short courses) from a low of \$9 million to more than \$14 million, depending upon the footprint, number of permanent seats, additional meeting rooms, etc.

Each of these proposed facilities must compete with other worthy projects. The projects include the expansion of the Civic Center, The Southern Minnesota Children's Museum, a proposed new seniors program (VINE), and the probable need for additional classroom space. Additionally, the YMCA recently completed a fund raising campaign and could be challenged to launch another to support an aquatics center. If the Civic Center is not expanded, the need for additional ice time would increase because the MSU women's term would remain at All-Seasons Arena.

This study indicates the reasons why new facilities are constructed. They all begin with unmet local needs. As attractive as additional visitor spending can be, the cost/benefit relationship of facilities, operating shortfalls, and increased economic impact must be considered.

We are concluding that it is unlikely that a dome or a multi-court building, or an indoor tennis complex will cover expenses. Every one of these is needed. Each will contribute substantially to the quality of life and the viability of the sports served. It becomes a local issue as to how far to go



in terms of additional study. We can only suggest that the rink and pool have the best opportunities to reach a sustainable level of operation.

Sustainability is a major issue in the development of sports facilities. The sports event travel market has received a good deal of positive publicity as a recession resistant industry. This attention is deserved. Our industry has continued to expand over the past ten and more years. Cities are recognizing the benefit of increased economic impact through sports. Attracting visiting teams and their families and friends does produce significant benefit, and this report describes how this occurs. It must also be based upon sports facilities that already exist or on those that can be built and afforded.

There is a boom underway in amateur sports facility development. Some of these projects are going to succeed and others will not. The ones with the best chance of success are those that have been the subject of a feasibility study conducted by individuals that do not have a stake in the outcome. This study is an example of such a process.

Our recommendation to proceed with a financial analysis of the pool and rink at the expense of other worthy projects is also based upon not having a stake in the outcome. Reasonable people can disagree on whether we have shown sufficient evidence not to project financial performances for the courts, dome and tennis complex.

The study reviews all of the tournament quality sports facilities and indicates which are of particular importance. It also recommends continued bidding on outside events that can be hosted with what you have presently.

Another important recommendation is to expand the number of locally controlled events that attract visiting teams. This is obviously most effective for sports that are well served. Softball at Caswell Park is one example. The park has been a successful host of softball tournaments that are putting people in your hotels and restaurants. To the extent that more events can be created that use your existing facilities the better it is for everyone. Local clubs earn money, facility rentals are paid, and visitors leave behind dollars that circulate in your economy.

The new youth baseball complex at Rosa Parks School is an example of what can soon be accomplished with baseball. This is an excellent complex.

There are opportunities in youth soccer. The Mankato United Soccer Club has been an active participant in the development of new fields. Without their support far fewer fields would exist. Short sided games (6 on 6 or 8 on 8) can take place on multiple fields within the dimensions of a full size field. Certainly an indoor soccer practice facility would reward the hard work and dedication of the MUSC, and on that basis alone you may decide to request financial projections for a dome. .

The NASC is pleased with this opportunity to provide information designed to permit good business decisions. Only you can know all of the factors at work. Our job has been to reflect what we have learned during our deliberations.

A complete analysis of whether or not each element of the complex becomes a reasonable community investment should resolve all of the thinking and planning that went into construction of the wish list for new sports facilities.

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## BACKGROUND

As was mentioned in the introduction, a broad constituency has been meeting over the past year to consider recreational needs. This has been done to determine whether it would be possible to coordinate needs and wants into one or more new complexes. Our purpose is to provide information that will permit consideration of next steps in the process.

The NASC started by collecting as much data as possible on the recreational facilities in the area. To do so we toured most of the sports facilities. We also discussed these matters with a large number of stakeholders. All of the site visits and local interviews were conducted April 29 to May 2, 2013. Don Schumacher, Executive Director of the NASC conducted the interviews and site visits.

The schedule for the interviews and visits was developed by Visit Mankato. Interviews took place with elected officials from Mankato, North Mankato and Blue Earth County. We also met with a variety of other community leaders and a large number of local event organizers.

Visits were made to all but purely recreational sports facilities. Our focus was on those able to host tournaments that will attract visitors. Visitor spending produces income for area hotels, restaurants and businesses. This income, in turn is used to pay wages and taxes, purchase supplies, and to expand the workforce and further benefit the economy.

We also sought input on space and facility needs for community meetings, senior citizens programming, etc.

Results are included in the section titled Site Visits and Interviews. They formed the basis for all recommendations. The NASC conducted a significant amount of additional industry research, including a search for meaningful case histories that provide information useful to an analysis of the conclusions.

One of the most essential elements of any market study is identifying areas where residents are deprived of opportunities to participate in recreational activities. The usual factors include a lack of facilities, not enough facilities, or the wrong kind or poorly maintained or outdated facilities.

As the analysis progressed we found examples of all of these. It also became apparent some residents have been travelling significant distances, often in poor weather conditions, to access facilities sufficient to their needs.

We also uncovered a number of opinions on where to locate, how to raise necessary funds, and just what should be built and why. One purpose of this phase of the study is to present a unified series of suggestions based upon what appears to be the most productive combination(s).

Spirited discussions can take place on these topics, but there is no question about the need for exercise. This can be low impact (walking) or higher impact (jogging and running). The degree of

physical activity is further influenced by age: younger residents are likely to be more physically active than seniors, but seniors are doubtless concerned about their physical and mental well-being and that of their children and grandchildren.

Exercise is known to combat the most common health issues of today: obesity, high blood pressure, diabetes, and mental and physical disabilities. We know with certainty, as one example, that youngsters that eat well and exercise regularly learn better than their less active counterparts. The better they learn, the better prepared they are for later phases of their lives.

The NASC needed to know which facilities are used the most and why. We also needed to determine those that have contributed to the area economy by being suitable for events that attract visiting competitors, family and friends. It was also useful to identify areas where an additional field, court or pool might make a big difference when dealing with these issues.

Just as there is no question about the need for exercise, it is equally true that the sports event travel market has continued to expand despite the recession. Parents have shown their willingness to be certain their children have the opportunity to compete, and they travel to make sure they do.

Our interviews were conducted to identify issues standing in the way of greater local participation. In every case, the issues relate to a lack of facilities or a lack of access to facilities at times convenient to participants. It is clearly not ideal to have young skaters arriving at home past 9:00pm on school nights. It is also unreasonable to think that adults can get along with late night practices or games.

Minnesota State University, Mankato completed in April, 2013 a feasibility study for a domed sports center. That study identified the importance of local users not affiliated with the university as crucial to the success of any such project. As of the date of this report the university has shelved further consideration of an on-campus dome. The reason cited was the need for between \$350,000 and \$500,000 in rentals and user fees that would need to come from MSU's athletic department and student body. This money would be in addition to pledges from other local users.

If a dome were to be funded by the public sector it would need to find ways to replace that portion of future uses by MSU that cannot be conducted off campus.

The largest external users who pledged to use time in the campus dome are the Mankato United Soccer Club, the Mankato Softball League, Minnesota Thunder Academy and the Mankato Area Public Schools. The fact these organizations were willing to commit to the project indicates the need for more space. In our experience there can be a difference between commitments made prior to construction and actual use in later years. Nonetheless, MSU has decided not to pursue the project at this time.

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## DEMOGRAPHIC CONSIDERATIONS

The success of any project will be dependent in large measure on weekly use by the local and regional market. Mankato is the hub of a regional market. In our opinion the primary marketing area for sports facilities generally corresponds to the area served by the River Hills Mall. Using a 30 mile radius from the mall as a reasonable estimate of the distance users could regularly travel to sports facilities, there are presently about 168,000 people living within that radius. That number is expected to grow to about 171,000 in 2016 (source: Nielson PrimeLocation report).

The dome study estimates that just over 295,000 people live within 40 miles and growth is expected to more than 301,000 by 2017. The NASC turned to Sports Marketing Surveys USA (SMS) to develop custom data on the market. SMS is expert at projecting patterns of usage for sports equipment and participation rates for team and individual sports. Using the national data base of more than 40,000 panelists they projected the numbers of core participants by sport within 30, 60, and 90 minutes of drive time.

A core participant is defined as a person who plays a specific sport at least a minimum number of times each year. These rates differ by sport. Please refer to Appendix II below for a chart that indicates the minimum numbers for each of the sports covered in this study.

The sports selected are those our study determined to be the ones of most interest to residents. And, to attempt to be as conservative as possible, we asked for projections for core participants only. The annual frequency rates are included in the data that can be found in Appendix II – Sports Marketing Surveys USA Market Data.

One number that deserves mention can be found under ice hockey. The study estimated 315 core participants within 30 minutes. The total number is higher, because interest in the sport is so intense in Minnesota. Including casual participants increases dramatically the numbers for every sport.

Please note an index of 100 equals the national average. Core participants in hockey indexed at 82, well below the national average. When extending the radius to 90 minutes the weighted average rises to 132. Only fast pitch softball shows an average above the USA within 30 minutes, whereas all but one exceeded the average at 60 minutes.

We believe the combination of conservative projections and athletes that participate at very high rates during the year explain the data presented. As with any set of nationally weighted numbers there will be variances by city and state.

Patterns of usage vary depending upon time of day, day of week and seasonal considerations. More usage takes place in the early mornings, evenings, weekends, and when school is not in session. The lowest utilization is generally Monday through Friday between the hours of 9:00am



and 4:00pm. During these off-peak times primary users are those not impacted by work and school schedules. Generally, these are seniors or adults.

Most complexes attract a mix of league play, workouts and practice sessions, open time and events. It is essential that there is significant demand for non-peak times. An ice hockey rink, for example, will be busy mornings and late afternoons and evenings and very busy from Friday through Sunday. This still leaves a large number of hours to fill. The same is true of basketball/volleyball courts and swimming pools.

Our focus during interviews was to reach judgments on the extent of possible demand by activity.

#### Demographic factors that can indicate favorable conditions

The NASC looks for indicators reflecting the age of the population, range of incomes, levels of education, employment, and whether population is growing, stable or decreasing. These same factors were considered in the dome study.

Please refer again to Appendix II. All of the sports studied scored well, and most were above national averages at 60 and 90 minutes. These results indicate why they are most popular and also why they are the ones represented by participants eager to assist in new facilities development.

In general, we believe the indicators are generally positive in terms of participation rates and the ability to afford hourly rentals, dues and fees. Whether income would be sufficient to support any combination of the facilities remains to be seen. The fact that Mankato-North Mankato is experiencing population and job growth is a significant positive marker.

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## SITE VISITS AND INTERVIEWS

It was necessary for the NASC to conduct an audit of existing tournament quality sports facilities. This was done to understand what exists and what the usage patterns are for local events and those bringing visitors to the community. We also conducted a lengthy series of interviews with public officials from the county and two cities and a wide variety of athletic directors, facility managers, youth sports leaders (club and league officials), and volunteers.

The visits and interviews allowed us to construct a picture of strengths in particular, with an accompanying emphasis on unmet local needs. The MSU dome study is an example of the information uncovered. That study was undertaken primarily because of unmet needs from the university community. It also makes clear the importance to the project of outside uses. If this project ever does happen, it will do so in part due to commitments from people and organizations we interviewed. So, any suggestions the NASC will make must take these possibilities into account.

We will begin with a review of current sites and conclude the section with the results of our interviews. The sites are addressed in the order of our visits.

**Please note: The existence in the market of excellent tournament facilities is not the same as access to them.**

### Verizon Wireless Center

This is an impressive arena and convention center combination. The arena is a full-service sports and entertainment facility. It hosts a wide range of events including MSU hockey, family shows, concerts, and meetings, conventions, and trade shows. Please refer to Appendix II – Verizon Wireless Center for information and floor plans. Arenas of this type can also host basketball, volleyball, wrestling, gymnastics, tennis, and virtually all of the martial arts among other events.

The arena has a capacity of 8,300 in the full house configuration. It also has hockey and half house layouts to suit the event. Because there is also a meeting and convention center it is possible to combine some or all of the meeting space in support of an arena event or to stage events in the arena and meeting facilities simultaneously. The center is right-sized to the market as a regional entertainment, sports and meetings complex.

The building is in excellent condition. We understand there are plans to expand, and certainly that will result in an even more impressive and flexible combination of spaces.

Plans include moving the MSU Women's Hockey Team to the Verizon Wireless Center from All-Seasons Arena. This will provide the women's team with the same outstanding venue used by the men's team. It will also free up ice time previously needed at All-Seasons.

The NASC regards the arena and meeting combination as a major regional asset. It clearly draws people from 100 and more miles to enjoy concerts and special events.

### Bethany Lutheran College

Bethany is an NCAA Division III school that competes in cross country, baseball, softball, soccer, track and field, basketball, volleyball (women), golf and tennis. Athletics are a clearly important part of the college experience at Bethany.

The facilities of particular interest are the baseball and softball fields and the two gymnasiums. All are tournament quality. Although the fields have only a small number of bleacher seats they have all of the features necessary for youth events, except for a lack of lighting. Tournament managers often prefer lighted fields. In the event of a rain delay or in the case of a large field of teams, lights provide an extra margin for make-up games.

The gymnasiums are in very good condition. They are perfect for youth basketball or volleyball. They are also suitable for the mats sports or gymnastics, although capacity can be an issue.

One issue that will come up is the fact that there are two basketball/volleyball courts and these would need to be combined with others at different locations. The single baseball and lone softball field also must be combined with others for any one event.

Many event managers do not want too much travel between sites. They prefer to play all the games in one multi-court or field complex. This requires less team travel and saves on officials and volunteers. This factor is the only drawback to the inclusion in a tournament of Bethany facilities.

### Franklin Rogers Ballpark (The Frank)

"The Frank" is an excellent ballpark. It is the home of the Mankato MoonDogs of the Northwoods League. The league has teams in Minnesota, Wisconsin, Michigan, Iowa and Ontario. The park has a seating capacity of 1400 and is fully equipped for semi-professional baseball. It has all of the desired features on the field of play plus lights, scoreboard, complete concessions, restrooms and bullpens.

The dimensions are 315' to left, 383' to center, and 325' to right. These are sufficient for higher levels of play and perfect for high school and college games.

It was built in 1967 and has hosted the MoonDogs since 1999. The Frank is a perfect site for the semifinals and championship of a tournament.

The ballpark is a major asset for the area.

### Thomas Park

The park includes a high school varsity baseball field that is lighted and fully equipped for tournament play. It also contains four more fields with skinned (dirt surface) infields that are suitable for softball or youth baseball. One of these fields is lighted and has larger dimensions for adult softball (slow pitch).

East High School uses the grass infield, lighted baseball field for its home games.

The park also includes an outdoor lighted hockey rink, permanent restrooms and concessions and paved parking (64 spaces).

As far as tournaments are concerned the baseball field and the larger softball field are used. The softball field can be combined with those at Jaycee Park to host larger events.

This is a very nice park located on Mankato's East Side.

### Jaycee Park

This is Mankato's primary site for softball. There are three fully equipped and lighted fields that include some bleacher seating. Because all fields are lighted they are of particular interest. Event managers like the flexibility provided by lighting. Rain delays may require play into the late evening and this is not a problem with these fields.

The park has a picnic pavilion, picnic facilities and playground equipment. These can be real plusses when the family comes out to see a family member play.

There is off street parking for 132 cars.

### Rosa Parks

This is a brand new outstanding youth baseball complex with five fully equipped and lighted tournament quality fields. We were very impressed with the quality of each element of the complex. It is apparent that much planning went into its design and construction.

The complex is adjacent to Rosa Parks Elementary School.

A central building provides restroom and concession facilities.

Each of the fields has a grass infield. This provides an excellent playing experience, mirroring as it does varsity and collegiate fields.

These five fields are ready for every use: local, regional or national.

### Land of Memories and Sibley Parks

Both of these older parks are exceptional public recreational sites. Sibley does have three diamonds, but they are not equipped for tournament play. Sibley's diamonds have been used for events, but they would not be high on our list of alternative choices.

### Tourtellote Park

This park includes the only 50 meter swimming pool in the area. It is an outdoor, seasonal pool. There is a separate diving well and a heated wading pool.

Pools of this kind are suitable for club competitions at the state level but are not intended for certified championship events of a more regional or national nature.

As a park district pool it has permanent concessions and restrooms and all of the amenities of the balance of the park.

As a recreational pool it performs very valuable services to the entire community.

### Minnesota State University, Mankato

MSU's campus includes some of the best sports facilities in the area. Some are excellent and compare well to those anywhere. The only element that does not meet minimum standards for competition is the swimming pool. We will have more to say later about the limitations of the pool and the potential a new pool could offer to MSU and Bethany College.

#### *MSU Blakeslee Field*

The football stadium is the summer home of the Minnesota Vikings. It is a very nice football stadium but there are very few events that need to be staged in a football only stadium with a grass playing surface.

The highest and best use of specialized stadiums like this is for varsity play and Vikings camp.



### *MSU Baseball*

The primary missing element is lights. Lighting one varsity field can be costly and we suspect the costs have prevented installation.

The playing field, dugouts and support facilities are very nice and maintained in very good condition. It is completely suitable for inclusion in a baseball tournament, and certainly meets the needs of the university.

### *MSU Softball Field*

This is a mirror image of the baseball field in terms of its equipment, condition, and suitability for tournaments, including its lack of field lighting.

The two fields are served by an indoor batting and pitching facility which is convenient to both.

### *MSU Intramural softball fields*

There are two lighted softball fields that have covered and protected dugouts, good quality infields and outfields. These are tournament ready fields that can be combined with those at, say, Thomas and Jaycee Parks (and Caswell, for that matter) for a larger event.

### *MSU Outdoor Track*

This is a nine lane 400 meter track suitable for most outdoor events. It does not have lights, seating, or permanent structures for media. The surface itself is in good condition and, because it is in the center of the athletic fields, it is easy to reach from parking or anywhere on campus.

Field events are contested partly in the infield and partly adjacent to the track.

Although lacking in permanent amenities it does have nine lanes, one more than customary and a real plus for a meet with large numbers of competitors.

### *MSU Bresnan Arena*

Bresnan is certainly an exceptional basketball and volleyball arena. It is extraordinarily well equipped, in excellent condition, and perfect as the centerpiece of a basketball or volleyball tournament. The Maverick basketball programs have flourished, with a Women's Basketball NCAA Division II National Championship in 2008-09 and a Men's NCAA Division II Final Four Appearance in 2011-12. This is the kind of record that attracts student athletes and makes the arena a place to be during the season.

This may be the single nicest sports facility in the area.

### *MSU Myers Field House*

We expected to find a nice arena on campus. We were not prepared for Myers. The field house has a 200 meter 8 lane indoor track. It is unusual to find more than 6 lanes on an indoor track. Inside the track there are four courts for basketball or volleyball. The courts can be separated from each other and the track by divider curtains.

The track includes a straight-away for hurdles and dashes.

The floor surface is a rubberized composite material. This works well for track and volleyball and intramural basketball. Basketball tournaments prefer wooden floors, although many youth basketball events are happy to play on a composite surface.

With four floors in one building Myers becomes a perfect location for a youth volleyball event and it will also work with youngsters (12 and under) for basketball.

There are pull-out bleachers that seat several hundred spectators.

The field house has access to permanent concessions and restrooms. It is a perfect showplace for indoor track, particularly for high school competitors and their parents.

### *MSU Otto Recreation Center*

Otto has three high quality wooden floors with dividers. Each court is equipped with its own scoring system. These are perfectly suited for use by tournaments.

Simply stated, this is a perfect three court basketball/volleyball facility that also has immediate access to concessions and restrooms. Although there is no permanent seating, most spectators at a youth event will stand or bring their own folding chairs.

### *MSU Schellberg Gymnasium*

Two more wooden courts with dividers are in this gym. These, too, are perfect for youth basketball and volleyball.

It is possible to combine the courts in Myers, Otto, and Schellberg to have a total of 10 basketball or 12 volleyball courts. This is sufficient to hold the largest youth events available for bid. We realize scheduling will always be an issue, but feel it important to note these courts are almost next to each other, in as compact and compelling a package as we have seen anywhere, even including the four rubberized floors!

MSU also has racquetball courts and a six lane 25 yard swimming pool. Although the pool meets minimum standards for collegiate or high school short course competitions it is not a full service event specific pool. If an 8 lane 25 yard pool was available it is likely that swimming could flourish as a competition sport.

Important: Making the observation that MSU has enough courts to host many of the largest basketball and volleyball competitions (or wrestling and all of the martial arts) is not the same as booking them. Each campus has developed their facilities to meet the needs of intercollegiate athletic programs, intramural competition and practice sessions and use by students and faculty and other university sponsored events.

This means having courts on campus and getting access for several days will require a great deal of notice and considerable planning. The NASC is aware this has proven difficult on campuses everywhere.

A multi-court facility that is not on a campus provides much greater opportunities for success. So, the MSU courts are a fact but are heavily scheduled, and having access to a new facility would prove useful to future events.

### All-Seasons Arena

There are two ice surfaces. One meets North American standards (200' by 85') and the other meets international standards at 200' by 100'. The smaller rink is the current home of the MSU Mavericks Women's Hockey Team.

Between the two rinks, it is very difficult to find ice time. With figure skating and hockey programs from youngsters to adults both rinks are busy for at least five straight months each year. We will have a number of observations about this situation in the interviews section and in our conclusions.

It is common for adult hockey to be played past midnight.

The plan is for the women's hockey program to move to the Verizon Center assuming completion of planned improvements. The only real saving on ice time (that is, freeing up time for other programming) will be for games played in the evenings. Otherwise, practice time takes place during school hours when few skaters are available.

There are a total of 1200 permanent seats for the two ice sheets.

All-Seasons Arena is an excellent, well-maintained building.

### Mankato Curling Club

Although modest in scope, the curling club has five sheets, which many experts regard as the perfect number for most events. The club does host events that attract visitors. Some are national events, and these are taking place through the efforts of the club without much community support.

There are more than 200 adults and 100 youngsters engaged in the sport locally.

The NASC is impressed with the accomplishments of the club. There is no reason why more and bigger events could be hosted using these sheets and still more at All-Seasons or Verizon, depending on the scale of the competition.

### Caswell Park

Caswell has five lighted and fully equipped softball fields. This is the premier softball facility in the area and hosts large numbers of events each year.

Each field has electronic scoring, covered and protected dugouts and permanent bleacher seating. There is a scoring and public address tower for each field, as well.

Between the five fields there are seats for 1,700 plus space on the upper mezzanine level.

These fields work equally well for fast and slow pitch. The fast pitch game requires shorter outfield fences, and these are available. They also have different dimensions for the bases and the pitcher's rubber.

The park includes permanent concessions and restrooms and a playground. The park has its own parking.

Caswell compares to the nicest five field complexes anywhere. It is certainly the preferred site in the area. The park has hosted numerous state regional and national tournaments since its opening in 1987, including this summer (2013).

Discussion has taken place regarding two additional fields. We understand the plan is currently on hold. The addition of these fields would provide even more potential for staging large softball competitions that will attract large numbers of visitors.

### Caswell Park North

Located across the street from the softball complex, this park has rectangular fields primarily for soccer. The Mankato United Soccer Club (MUSC) and the City of North Mankato have collaborated on its development. The club contributed a substantial amount to insure the complex would include a lighted field, irrigation for all fields, and fencing to protect the turf from unauthorized use.

Irrigation is an exceptionally important feature of tournament quality fields. The ability to add water when needed can assist greatly in preserving natural turf during heavy use.

Three full size fields have been built. These can be used for one game at a time or for two or three games on each large field at a time, depending upon the age level and number of players on a side.

This is a primary site for the MUSC, and combines well with Dakota Meadows.

#### Dakota Meadows Middle School

MUSC assisted in the development of four full size irrigated soccer fields. These, too, are broken into the size and number of fields required. They are also adjoining Caswell North.

With just the seven full size fields on these adjoining properties, and assuming three fields on each large field, a total of 21 games could be taking place at the same time.

Perhaps as significant, shorter side games also take no more than an hour. This results in maximum play and the potential for large numbers of teams and visitors.

#### Thomas O. Anderson Fields

Here again, the MUSC has assisted in the development and maintenance of three more full size, irrigated fields. Although in Mankato, the distance between Caswell/Dakota Meadows and Anderson is not great enough to discourage travel between sites on the same tournament day. Using the example above, this site would add nine more games at the same time, for a total of 30...more than enough for a large event (100 teams).

Short sided games are usually played by the youngest players. Players ten and under travelling to events are accompanied by more family and friends than older players. And, more people travel with girls than boys.

Please see *Appendix IV – Girls Sports Pack Economic Punch* for some of the reasons.

It should be very clear that the Mankato United Soccer Club is playing a major role in seeing to it that appropriate playing fields are available.

#### Taylor Family Aquatic Center, Mankato Family YMCA

There are two different pools in the YMCA. One is a four lane lap pool and the other a three lane lap pool. They are not intended for competitive events due to the way they were designed. The Y has about 140 children enrolled in its swimming program.



The YMCA also has two gymnasiums with a total of four courts. These are heavily used for internal programming. They are suitable for inclusion in youth tournaments if scheduling issues, which are always a major issue with YMCAs everywhere, can be overcome.

## INTERVIEWS

The NASC was able to spend a significant amount of time talking with community leaders from the public and private sectors, managers of sports facilities, and officials and volunteers from all of the sports popular in the region. We believe we were able to assemble an accurate impression of the issues facing everyone: unmet local facility needs, a lack of public funding, the potential for additional events, and the impact on local programming and the economy that could be realized through the addition of new facilities.

Our research also uncovered other worthy community projects, as noted in the introduction.

The following list of comments provides context for the recommendations to come.

### General Comments

We have arranged comments into those that are general in nature and then by sport. In some cases, like the lack of fields or courts that cause games and practices to take place too seldom or at inconvenient times or places, several sports face the same problems.

- Decisions are needed on whether the County Fair should move to a new site in Mankato.
- The major issue we face is a lack of facilities.
- Each community needs to benefit; not everything should go in one place.
- Mankato is growing steadily to the East.
- Farmers are rightly more concerned about getting supplies they need and their produce to market. Bigger and bigger equipment requires wider bridges and stronger roads. It might be nice to have more sports facilities but these more rural issues are crucial to the economy.
- We need more community rooms for meetings.
- We are “a kid and grand-kid focused” community.
- The idea of a sports complex has brought together competing factions.
- The area is leading the state economically. We have a great story to tell. Business is strong, and there is economic vitality.
- The All-Seasons Arena Board provides the structure for a possible project.
- Where does this project rank when core services have been reduced?
- The All-Seasons Board is not anxious to assume responsibilities for ongoing costs.
- Cities may see direct gains through visitor spending. County might ultimately see increased property values...much longer payoff.
- The MSU Bubble Study might result in a structure that can meet some of the needs identified.
- There is no recovery time for grass playing fields. They are used constantly.
- Courts (gym floors) are in constant use and more space is needed.
- The Twin Cities and Rochester have what we would like to have.

- Outside uses of school facilities are scheduled through the Community Services Recreation Department.
- We had a record number of rain-outs in the spring of this year.
- Would the YMCA be involved? They have operational expertise.
- Where quality of life is involved, deficits will occur.
- We want a safe, quiet community.
- Mankato is growing. Larger kindergarten classes each year. Growth appears permanent.
- If youngsters cannot get on courts, ice or fields they lose interest.
- Adults are playing past midnight.

### Ice Hockey

The hockey community is well organized. And, as is the case with soccer, they have made and are willing to make substantial financial investments in their sport. The Mankato Area Hockey Association (MAHA) is hosting 7 tournaments in the coming season.

Like any other sport, the size of events is determined in part by available, appropriate facilities. These same availabilities affect every aspect of youth and adult hockey programs: practice time, league play and tournaments. All Seasons Arena and its two sheets of ice are needed by everyone, including the figure skating community.

- USA Hockey, the national governing body for the sport, has established recommended amounts of practice times for the sport by age.
- MAHA is currently unable to meet the standard ice time requirements for its teams by 258 to 568 hours. Please refer to Appendix V – MAHA Participation Data.
- The addition of the second rink at All Seasons caused circulation issues. Everyone must go the rear of the building to cross between rinks.
- The rinks are used for MAHA, the MSU Women's program, two area high schools, figure skating and open skating, among others.
- Practice sessions often take place at sites more than thirty minutes away from town.
- Recently, 12 year old players have been arriving home from practice at 10:00pm on school nights.
- Although 7 tournaments are on the schedule, only a few teams will be accepted because these events require even more ice time.
- Most users prefer the older, North American Standard rink
- MAHA has prepared a proposal for the construction of a new rink. Please see Appendix VI – MAHA Proposal for information.
- MAHA and All Seasons management have determined that even after the MSU Women's program leaves the building another sheet, if built, will fill to capacity in its first year.
- All Seasons management has determined a third sheet will fill up and a fourth would provide for future growth.

- Management feels the third sheet will be able to support itself.
- MAHA is offering to contribute about thirty percent of the estimated cost of \$3 million. It must be noted that perhaps 75% of this commitment would be raised through private sources, so the full third is not guaranteed at this time.

### **Soccer**

The Mankato United Soccer Club has contributed substantial amounts of money to increase the number of soccer fields in North Mankato in particular (Caswell and Dakota Meadows) and also in Mankato (Anderson Fields). MUSC also assists Bethany College with its fields.

- It can be difficult to invest in fields and care for them and also recover from their use by outsiders who do not pay rental or share in costs of upkeep.
- Additional facilities could provide places for these participants.
- Turf fields have been considered due to their ability to withstand heavy use, including during inclement weather.
- Land of Memories Park fields are in poor condition and actually unsafe for use (too rough, bumpy).
- MUSC is experiencing steady growth in its membership. There are about 1300 players at this time, and the program grows by about 50 participants a year.
- There are no indoor facilities for practice and play in the winter.
- There is currently no adult league.
- Tournament use consumes large amounts of field time. They must be fund raisers for MUSC.
- Without the MUSC, soccer would not be able to survive in the market.
- The MUSC pledged about \$68,000 in field time to the MSU dome study.

### **Swimming**

There are no suitable competition pools in the region. Only MSU has more than four lanes, and that pool does not accommodate the needs of swimming competitions of any size. It is suitable for small college and high school meets, but nothing else.

The Mankato Family YMCA has two small pools for recreational or therapeutic purposes.

Mankato East and West High Schools have pools. They are not in competition friendly condition.

The Tourtellote Park pool is a seasonal 50 meter outdoor pool used primarily for recreation.

- Currently, local swimmers must travel to Rochester, St. Thomas, Apple Valley or the Twin Cities for meets and even practice.
- The YMCA is unable to offer the kind of competitive programs it would like.
- There are only 140 kids in the current swimming program.

- The Near West Side location does not favor extensive use by persons outside downtown, including those who wish to swim during their lunch break.
- The YMCA may need to expand to the East Side in the next five years.
- Minimum needs for a pool in the new facility would include a 25 yard 8 lane pool with a diving well, sufficient deck space, permanent seating for about 500, locker rooms, and a life center with exercise equipment.
- A pool of this description would meet the needs for what is termed a short course. There are short (25 yards) and long (50 meters) courses. The latter are much more costly to build and maintain. There are also more swimmers practicing and competing at 25 yards.
- The relative lack of pools within a reasonable distance causes much travel for practice time. It also results in meets closing their registrations early because they fill quickly. An additional competitive pool would spread usage.
- Minnesota has 8,000 swimmers in registered programs.
- It is common for swimmers from South Dakota, Iowa and Wisconsin to compete in Minnesota.
- If a new pool were built, the two high school pools might be able to close.
- Bethany College has an interest in establishing men's and women's programs, if a competition pool is built.
- An 8 lane pool may attract MSU varsity competition and spur invitational meets.

### **Basketball/Volleyball**

The NASC has grouped these together because they use courts, and there is a lack of court time in the area. MSU has exceptional facilities, but they are used first for on-campus activities. Regular use of MSU courts by outside organizations for practice and league play is difficult. Tournaments can be easier to schedule because they do not happen on a weekly basis.

Nonetheless, significant advance planning and cooperation will be required to schedule outside events.

Bethany College also has very nice courts but the same restrictions apply.

There is no off campus multi-court facility in the region. The YMCA's two courts do have an adult men's program.

- Youth basketball (non-school related) has 22-25 teams of boys and girls between grades 4 and 8.
- These participants can practice only twice each week due to the lack of access to gymnasiums.
- They are currently renting about 50 hours a year outside the area.
- It would be possible to add a program for third graders with more courts.
- The continued growth in kindergarten classes means more kids will be turned away or their start in the sport delayed.



- To delay entry can equal lost interest.
- MSU does host an annual volleyball tournament that provides excellent fund raising for local volleyball programs.
- Volleyball, like basketball, is growing.
- The volleyball program uses whatever time they can get wherever it can be found.
- Current programming is for youngsters.
- There is excellent potential for fourteen year olds and under and also adult league play.
- The lack of access to courts makes expansion impossible.

### **Baseball and Softball**

These seasonal sports often suffer from the lack of indoor training or competition space. We noticed MSU lost 6 baseball and 6 softball games this spring along with 28 lost practices and 29 rescheduled games. It is reasonable to assume similar difficulties at the high school and club levels.

These issues are among those that prompted the MSU Dome Study.

- Outdoor turf fields (rectangular) would help provide practice time in the spring.
- If a dome or indoor facility were built, batting cages would be a must.
- The Mankato Area Girls Softball Association pledged almost \$60,000 in field time to MSU's dome study.
- The Minnesota Thunder Academy (baseball), currently not doing business in Greater Mankato, pledged to establish a series of camps and a college showcase camp to the MSU dome study.

### **Tennis**

There is a shortage of courts and no indoor multi-court facility. As a life sport, tennis is not played by as many people and as often as would be the case anywhere court access is available.

- There are no indoor tennis courts in the Metro area.
- One court was available but it was outside town, needed much more participation and finally closed.
- The state senior games tennis competition will be held at MSU's outdoor courts.
- Bethany College has men's and woman's teams and MSU has a woman's team...and all could use a home plus indoor courts.
- The best combination would be 8 indoor courts with 15 outdoor courts.

### **Indoor Track**

MSU has hosted two NCAA Division II Indoor Track and Field National Championships. This is a testament to the quality of MSU's facility, even though it does not have its own scoring system. Indoor track should be regarded with potential, and additional meets might be held in the future,

particularly if some pressure was reduced on the courts inside the track. A dome would provide such release.

These comments are typical of those received. We also met with representatives of a bike polo group. This new sport is played on a tennis court or a purpose built surface 135' by 65.' The best facilities are located indoors, and the lack of even one indoor tennis court causes problems. The court does need boards, which can be made for about \$5000. Bike Polo may become a popular activity and could be conducted in the proposed four court tennis building.

### **Proposed Dome at Minnesota State University, Mankato.**

A dome sports center feasibility study was completed for MSU in April, 2013.

MSU has been interested in a dome for several years. It would provide indoor practice space for football, baseball, softball, and soccer. It would also provide additional space for intramural competitions and practice, reducing pressure on other on campus indoor facilities.

Because this project will not move forward at this time, the question emerges as to the viability of an off-campus dome which could be shared by several sports. If the university discovered the need for as much as \$500,000 in usage fees to make the project economically viable, and if that money is not available, it follows that these needed dollars will not be available for rentals in an off-campus facility.

A very close look at dome costs and revenues is needed.

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## SPORTS EVENT TRAVEL MARKET

As we consider the potential for new sports facilities it is important to look at the growing market for youth sports tournaments. Although most new facilities are developed first and foremost to satisfy unmet local needs, making them tournament friendly offers excellent potential for more visiting teams and their family and friends.

In the late 1980's, fewer than 40 cities were competing to attract sports events. In 2013 there are more than 430 markets represented by host organizations. Events are pursued primarily by sports commissions, convention and visitors bureaus, chambers of commerce, hotels and hotel chains, and colleges and universities.

Visit Mankato serves Greater Mankato, one of these markets.

Fortunately, more and more events become available for bid every year. And, more and more communities are either creating events or helping existing events grow by attracting more and more visiting teams.

The types of events fall into two categories:

1. Ticketed events (i.e. NCAA Division II playoff events).
2. Participant events (i.e. events at Caswell Park).

The primary focus of this study is participant events. These events bring athletes, officials, family, and friends for the duration of the competition. To repeat, these trips often become “mini-vacations” that permit visits to area attractions before or after the competition.

Participant events usually do not require substantial seating, especially in the early rounds. Even championships can be conducted with limited seating.

Participant based events can be broadly defined by whether they are bid or locally developed and bring visitors to the area.

Three recent surveys of bid cities suggest the annual amount of direct visitor spending produced by amateur sports has risen to about \$8.3 billion.

The following observations are important to an understanding of your ability to capture room bookings for sporting events.

1. A knowledgeable sales staff and venue management that is connected in the amateur sports industry.
2. The ability to assemble a group of local volunteers to help evaluate an event before bidding.

3. A room contribution system when required and a way to capture the revenues.
4. A method to protect room blocks, maybe even a “stay to play” policy.
5. The difficulty in knowing exactly who will be coming before the normal cutoff (qualifying events may not be over in time to meet the deadline).
6. Hotels that “go it alone” often have difficulty assisting with event operations.
7. Local organizing committees are needed for many events.
8. Do not be surprised if teams will travel further to save on hotels, even with increased fuel costs.
9. Limited service (or select service) properties may have difficulty committing rooms a year or more in advance.
10. No one, including the competition, resolves all of these issues all of the time.

Successful pursuit of this market does require an understanding of all of the local needs for each event. A good way to gather this information begins with the early and continual involvement of your local sports community.

Also, the number and condition of the sports venues determines the type of events that might be bid upon or created locally to attract visitors.

*Important: Owners of sports facilities are not primarily concerned with generating room nights and visitor spending. They did not design and build for the market (except for ordinary use for school and/or league competition) and do not concern themselves with issues of condition or availability that could be troubling to Greater Mankato.*

There has been a good deal written and said about the sports event travel industry. Please refer to *Appendix VII - Small-Scale Event Sports Tourism* for a considerable amount of useful detail on the value to a community of utilizing existing facilities to host events that attract visiting teams. This report is a formal university case study on our industry.

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## VISITOR SPENDING/ECONOMIC IMPACT

The primary element (most will say the *only* element) in economic impact is visitor spending. When people travel to a destination, the money left behind is new to the market. These dollars produce economic impact as they enter the local economy.

When residents of the area spend during the event, this spending is treated as part of the economic activity in the area. It is assumed these dollars would have been spent in another way in the market. They are not new dollars. They are redirected dollars.

Interestingly, when local teams travel to distant locales, the money spent on the trip is lost to the home economy. It should be obvious that teams will want to travel a portion of each year. If, however, there are enough local facilities to host more tournaments, some of the trips will become unnecessary.

Everyone agrees that having a substantial number of overnight visitors is a good thing. Sports events have become an increasingly effective and dependable way to produce visitor spending and resulting economic impact.

The NASC conducted a 2011 study with the University of Arizona of 35 events in 31 communities. The average direct spend per person was estimated at \$208/person over the 35 events. The daily spending estimates ranged from below \$100 to more than \$300. We will use \$150 in our estimates as a way to demonstrate potential impacts. This also takes into account events staged outside the city center, where select service hotel rooms are priced below \$100/night.

An example may assist in understanding how these computations can be made:

*We will assume a girls softball tournament that attracts 50 teams.*

*Each team has 15 players and another 25 people (family and friends) come along.*

*Every person is from out of town, and all stay two nights. So, 50 teams x 40 people per team equals 2,000 visitors.*

*2000 visitors stay 2 nights, for 4000 visitor nights.*

*Each person spends \$150/day.*

*4000 visitor nights times \$150 equals \$600,000 in visitor spending.*

Obviously these numbers change with the number of teams, the number staying overnight, and the number of visitors. And, we have selected \$150/night somewhat arbitrarily, as this number is based in part on each individual's share of the nightly room rate.



**It should also be obvious that only five events a year would produce \$3 million in visitor spending. Plus, economic impact estimates are higher. Using a multiplier of 1.7, these same events might produce an estimated \$5.1 million in economic impact.**

In recognition of the growing importance of sports event travel, some cities are investing in new sports facility development with twin goals. It should be very obvious by now that cities want the additional visitor spending. The other part of the facility development process is the beneficial impact on residents. More fields and courts allow greater participation. When participation rates increase, everyone benefits from increased fitness and the potential for visitor spending.

The softball tournaments held this year at Caswell Park are excellent examples of events that contribute to the local economy.

Since the amount of visitor spending and its beneficial impact on the local economy are so important to host organizations (sports commissions, convention and visitors bureaus, etc.) there is understandable anxiety any time the right facilities are unavailable, either due to scheduling, costs, or condition.

Every host organization must deal with these problems, and often the solution is not to bid. It may be possible to defer to a later date or year, but fixing what might be needed is a more complex issue because it can involve school boards, city or county government, colleges and universities, or private owners.

Please refer to Appendix VIII – Tourist Towns for helpful information on how park and recreation departments are partnering with convention and visitors bureaus to produce economic impact.

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## COMPETITIVE FACILITIES

There are a significant number of sports facilities within 30, 60, and 90 minutes. Many are used by residents unable to find what they need at home. It is important to take into consideration the potential impact these competitive facilities might have on the ability of new facilities to attract a sufficient amount of local use to support operations well enough to have them available for tournaments that produce visitors and beneficial economic impact.

Our experience suggests that sports facilities are developed primarily to meet unmet local needs. They are not opened primarily for tournaments. For those that are developed primarily or in part by public funds, quality of life becomes a very important factor...because they are unlikely to generate enough use to make them self-sufficient with the possible exception of ice hockey and figure skating, and this despite the fact there are already more than 500 indoor rinks and as many as 2500 total rinks in the state.

### **Ice Hockey and Figure Skating**

The Twin Cities have a large number of ice sheets, all of which can be considered competitors in the sense that they can host tournaments. The biggest indoor ice complex in the world is located in Blaine, well outside what can be considered competitive territory, but the events they host do take teams away from events held in other cities. It is not reasonable to assume these same rinks will be used for practice sessions for residents of Blue Earth and Nicollet Counties. The travel times prohibit this. Rinks closer to Mankato and North Mankato are more direct competitors. These include rinks in Rochester, Faribault, Fairmont, Northfield, New Ulm, St. Peter and perhaps Hutchinson, Marshall and Albert Lea.

It is interesting to note All-Seasons Arena is booked to capacity with local users and some tournaments, with the balance heavily in favor of local users. This is very important: the existence of the other sheets within 60 minutes has not been negatively impacting ice time.

Our conclusion is there are a large number of ice sheets within 90 minutes, but they have not been taking business from All-Seasons Arena. A good example is Lund Arena at Gustavus Adolphus College. It is close to Greater Mankato and has 1500 permanent seats. It is not taking business away due to its need to service the needs of the college. And, the demand for tournaments attracting teams from youngsters to high school is so strong as to suggest the addition of another sheet in Mankato will increase your business without losing rentals to other communities.

**Domes/Bubble Structure.** The state has a large number of domes. Some are permanent and others are seasonal, but the climate has caused enough construction over the past few years for some to claim the Twin Cities has a dome (or bubble as they are sometimes called) every five miles!

Most of these domes/bubbles exist to extend competition and practice seasons and not to cover expenses. In a climate where extremes are expected residents need the opportunities afforded by these types of structures.

Construction and operating costs are the factors to consider. The fact there are domes within 90 minutes, including in Rochester indicates a generally accepted need.

The NASC believes there is a need for a domed facility in your area. We also believe a decision to build will come with the assumption that operating costs will exceed revenues. This will likely be the case even if MSU would ultimately begin renting it for some purposes. An off-campus dome will not get the amount of use from teams and students than would be the case on-campus.

### **Basketball and Volleyball**

There are a number of basketball and volleyball courts within 90 minutes, but only one is a significant factor. The National Volleyball Center in Rochester will always have a significant advantage in terms of total numbers of courts and suitability for tournaments that draw visitors. This is an eleven court building and there are three more in Century High School nearby.

If multi-courts are constructed, they will be utilized primarily by local teams and residents. It would be difficult to justify more than four or so courts for this purpose because of the existence of the National Volleyball Center.

We realize how important to local programming additional courts can be. It also must be accepted that these buildings do require substantial use.

### **Soccer**

Our interviews uncovered a good deal of interest in an indoor turf field, primarily for off season practices. There is a move nationally to the development of indoor facilities that have large expanses of turf...and many are large enough to be considered full size fields for 11v11 games.

Fields like this are also very useful for indoor baseball and softball practices, particularly if they are equipped with pitching and batting cages. A just opened facility in Lancaster, PA has a full size baseball infield that can be adjusted for softball and youth baseball.

The Mankato United Soccer Club pledged to support the MSU on-campus dome.

We did not locate other domes within enough proximity to permit use for weekly practice sessions. This indicates a dome would be in heavy demand for practices and games.

## **Swimming**

Our discussion of swimming has indicated the need for a competition pool that could become a shared use project, probably housed in a new YMCA.

At the present time local swimmers have to travel to Rochester or to St. Thomas University for good quality pools. There are additional pools in the Twin Cities, with the University of Minnesota having the most notable competition pool in the state considering the needs of all four aquatic sports and spectator capacity.

The Lake Crystal Area Recreation Center pool is used for training by some residents. The indoor pool is 25 yards long and has six lanes...sufficient for training but not for meets of any size.

Gustavus Adolphus College does have a competition pool. It is 25 yards by 25 meters and includes 10 lanes and some permanent seating. This pool is close to what is recommended.

We do not believe any of these pools are substitutes for what is needed for local users. The G-A pool could be regarded as competitive, and is close enough to be used for a limited number of meets and some practice but it is intended for campus use.

*Please note Appendix IX – Schooled in the Way of the Y* for information on cooperative aquatics projects between YMCAs and universities and colleges.

## **Tennis**

The lack of indoor courts requires local players to leave town in the winter. This is a quality of life issue. An indoor multi-court tennis club did exist at one time, but is no longer in business.

Our discussions indicated the need for four courts. This is sufficient for local and regional players and small events. Visitor spending would not be a significant factor, in our opinion.

## **Softball and Track and Field**

Other than the opportunity to add two more fields at Caswell Park softball needs an indoor practice site, but not more fields.

Indoor track and field can be accommodated at MSU, where a very nice track is available with sufficient planning.

Outdoor track and field would also be best served at MSU, despite the lack of a timing system, seating, and lights.

These two sports are not impacted by competition.

## **Summary**

The sports with the most competition are the ones most in need of additional facilities. Ice hockey and figure skating are so popular and the demand for more ice time so great that the need for one additional rink now and the ability to add another later has been established.

Much has been said about a dome. Local sports organizers are anxious to have access to an indoor turf field. With the realization that MSU feels the need for as much as \$500,000 in university based fees plus outside uses would be necessary to support the project, it may be unreasonable to assume such a building could succeed with little or no usage by MSU. Swimming pools usually do not generate enough revenue to cover expenses, and the larger the pool the greater the expense. What could work is a new YMCA pool supported by user agreements with MSU, Bethany, and the local schools. We have just visited the Graham Aquatics Center in York, PA. It has the features mentioned most often in our interviews (except for a diving well) and was completed for less than \$10 million.

Please refer to *Appendix X – Graham Aquatic Center, York YMCA*



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## OBSERVATIONS

Substantial need has been found for indoor practice and competition space for ice hockey, figure skating, soccer, baseball, softball, court sports and aquatics.

A logical site for a dome, but certainly not the only choice, would be on the campus of MSU. This plan has been suspended due to the lack of funding for university based uses. Locating a dome on campus (or as close as possible to campus) could make it available for all potential uses. Otherwise, the amount of athletic department and student use would be curtailed.

The MSU study looked at multiple campus locations for an inflatable dome containing one field, one field and half of an additional field, or two fields in one structure. It also examined costs for a permanent structure or one that would be seasonal and stored during the summer.

Ice hockey and aquatics are different matters entirely. There is a clear and pressing need for a minimum of one additional sheet of ice, with a second partially scheduled if built now, and completely full if delayed only two to three years. If the MSU woman's team moves downtown as hoped the time picked up will primarily be during school and work hours when those in need of ice time cannot skate.

MAHA has presented evidence that one sheet can support itself financially. These projections were prepared in cooperation with management of All Seasons. We believe they understand what will be required and how it will perform. MAHA has also offered to contribute about a third of the costs, assuming a successful drive to raise most of the amount pledged.

In the case of aquatics there is no pool that meets minimum standards for competition that would attract outside users. The current indoor pools at MSU, the high schools, and the YMCA do not meet competitive standards or minimum needs from spectators. Bethany College would like to add swimming and MSU might move their program to a larger, better equipped pool.

Because the YMCA is interested in expanding its programming to the eastern side of Mankato and also in having a competition quality pool, they would be a primary partner.

There are two basic dimensions for pools. The long course dimension is 50 meters in length and a short course is 25 yards. Because high school, college, and YMCA competition takes place at 25 yards that would be the preferred dimension.

We did not determine whether a new pool could result in removal of the current high school pools. This is an option to consider. The combined needs for pool time between the YMCA, Bethany, MSU, the high schools and the local swim club may be too great to satisfy, requiring the high school pools to continue to be used for practices and other campus or community programming not based upon meeting minimum standards for competition.

The sport of soccer can always use additional outdoor fields. Because this is so, if a site large enough can be found it is warranted to consider adding more rectangular fields...perhaps another four to six.

Caswell Park is an excellent softball complex. Two additional fields have been considered, and we suggest they will prove valuable to the local softball community *and* to expanded tournaments that attract visitors and spending.

One of the biggest new trends in the sports travel industry is the construction of multi-court indoor sports complexes. If Greater Mankato had such a complex, issues with scheduling MSU, Bethany or high school courts would be substantially reduced. Basketball and volleyball programs, which will not benefit directly if MSU builds the dome, need space. They might find more hours available on campus as a result of the dome, but an off-campus multi-court building offers them the best of all worlds.

This report does point out the presence of a multi-court facility 80 miles away that would compete for tournaments.

The meetings that have taken place over the past year or so have indicated interest in one complex that serves the needs of all. Certainly this is a choice.

It is also very possible to build in separate parts of the community, particularly if a multi-court building is contemplated. That could be placed almost anywhere, although it is always important to keep in mind the convenience for visitors...they need hotels and restaurants that are close to the competition site(s).

Discussions have taken place on the energy saving benefits of co-locating an ice sheet with a pool. There are reasons to do this, but it is very important to pre-plan for the second sheet of ice so the space and parking have been established and the ice plant is capable of running the second sheet.

Other worthy non-sports projects are under consideration. Not all will be funded. We wish to observe that the sports industry offers many opportunities to increase economic development through visitor spending in an industry that has proven itself resistant to economic downturns. Increased spending leads to more jobs and increased tax receipts.

There is another factor to consider. This is the trend nationally to the creation of events that take place year after year instead of relying on bidding. ASA Softball events like those at Caswell Park in 2013 will always be a target. At the same time it can make sense to create your own.

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## CREATING YOUR OWN EVENTS

Although it will always be desirable to bid on events, it is very important for Visit Mankato to work toward more locally developed tournaments for visiting teams. When new cities enter the industry, they learn that the quickest route to increased room nights is to assist in the growth of existing events that are already attracting teams to the area.

Your clubs and leagues know where these teams can come from. What they may lack in volunteers or tournament organizational abilities is more than made up for by their love for the sport and need for additional funding.

Combining a love for sport with a way to raise additional funds to support programming with the need to build economic impact through visitor spending can make for promising results. Your clubs and leagues have the former and the Visit Mankato has the latter.

Our recommendation is for Visit Mankato to invest time each year developing relationships with clubs like MAHA, MUSC, MAGSA and others. Talk with them about their own needs and desires. Discuss the ways in which you may be able to assist in the development of events. Look for ways they can earn substantial revenue while Visit Mankato produces visitor spending that benefits the entire community.

Sports commissions across the country are spending more time on event development than on bidding. Times have changed. Many event owners have responded to the growth of our industry by increasing bid fees, instituting room contribution systems and otherwise raising the costs of doing business.

In response there are commissions unwilling to pay bid fees, and they continue to succeed. They may agree to a guarantee (the NCAA does require a guarantee to host one of their championships, but it is arrived at after considering the history of the event and its appeal to the ticket buying public). Some NCAA events will soon be available without guarantees or bid fees. The NASC is involved in the dialogue that will lead to this certainty: there are events that need quality hosts that cannot command a guarantee. Instead, the NCAA is looking for the guarantee of a quality experience for the athletes. This is where the industry began many years ago.

Any discussion on creating events should include attention to visiting teams, family and friends. The quality of the competition venues is always crucial, but so is the quality and availability of the right kinds of hotels and restaurants, retail, and other things to see and do during the visit.

Visit Mankato has a Visitor's Guide that summarizes these issues. There are other things to see and do, including many cycling opportunities, winery and breweries, arts and culture and shopping. All visitors need to receive this information well before they arrive. Adding a night or two before or after the event can mean a great deal in terms of economic impact.

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## CONCLUSIONS

In many respects this study has resulted from a series of forums that permitted various organizations in Greater Mankato to express their concerns and wishes regarding programming issues faced by the amateur sports organizations. It was decided it would make sense to get an idea of the needs of each group and see if common interests and concerns could be combined. As in any community some organizations are better funded and have higher profiles than others. And, at the same time, there are organizations with the potential to grow and flourish if appropriate facilities were available.

The interviews and site visits included in the study reflect the individual and collective needs of the participants in the forums.

One of the products of the forums is a concept drawing for what has been referred to as the Greater Mankato Regional Athletic Complex. The concept includes four indoor tennis courts, an indoor track with three basketball/volleyball courts inside the oval, two sheets of ice, an indoor bubble with two turf fields, an eight lane swimming pool and administrative, meeting, and support space. It has been presumed to include outdoor athletic fields as well.

This concept fairly represents the needs expressed to the NASC. Each element has its supporters, and each would do a much better job of serving the needs of the sports served. *So, if selection of the elements to be built rests solely on need, all should be included.*

Here are common reasons for construction of new sports facilities:

- There are no suitable facilities for the sport, causing the public to be underserved (i.e. indoor tennis)
- Facilities exist, but they are not suitable for competition...even if modified (i.e. MSU pool)
- Facilities exist, but they are on a campus and outside users must be satisfied with undesirable times for practice/games (MSU field house)
- Suitable facilities exist, but the sport is so popular more space is needed (i.e. All-Seasons Arena)
- Suitable facilities exist, serve well the needs of local athletes and also attract visitors that create beneficial economic impact for everyone; if there were more, still more could be accomplished (i.e. Caswell Park softball)
- If competition quality facilities were provided, existing local programs could expand, including adding the sport to an academic institution's athletic teams and better serving other area schools and clubs...plus the value of events that attract visitors (i.e. a competition quality swimming and diving center and a multi-court indoor basketball/volleyball complex)

It can be inferred that what is imperative is to decide which criteria are most important and then decide what should not be built because enough courts or fields already exist or there is just no room for more than one in a medium to small market.

Tennis is an example. There are no indoor tennis courts in the area. With plenty of players and more that would take up the game if facilities were available, there is no question in our mind of the need for indoor courts. Four indoor courts like those in the concept drawing are relatively inexpensive to construct and operate. In fact, we believe they would be the most economical of the elements.

Four courts, however, are not really sufficient for events that would attract significant numbers of visitors. They are enough for local clubs and leagues, and could host very small events. They could also assist the college and university programs by providing indoor space in a climate where the game is likely to be played more indoors than out.

Track and field is a different case. MSU already has a field house with a track that has hosted NCAA National Championships. Here, the compelling need for a second indoor track must rest on the inability to find sufficient hours in the week for outside uses of the track. The MSU field house is used to capacity...that is one reason for the university interest in a dome...to take some pressure off existing on campus indoor facilities.

The NASC does think the existing track is more than sufficient for competitive events that can attract visitors.

An indoor track raises substantially the cost of the building. An indoor track must be 200 meters. To make room for the track, some seating and the field events, the building will need to be much larger than what is required for basketball and volleyball courts.

Interested persons can refer to the Boo Williams Sportsplex in Hampton, Virginia. This complex includes two large buildings, one of which has an indoor 200 meter track and four basketball courts in the infield. The track would require more than 50,000 additional square feet of floor space and also the air space above it. With HVAC costs on the higher end in a climate that has a significant amount of inclement weather, commitment to a track would require a strong belief in the benefits of providing this much space.

The concept also includes two indoor turf fields. According to the MSU study, two indoor fields with an inflated dome would cost at least \$4.5 million plus the turf and finishing and fixtures. Whether this dome is built for one field, one field and one short field, or two fields its existence would, in our opinion, remove the need for another dome.

One dome is needed. The questions are whether it will be on or off campus (MSU) and if it is affordable.



With one or more indoor turf fields the sports of soccer, baseball, softball, lacrosse and football would be very well served. An on-campus dome would need to commit large amounts of time to football each fall. This might not be the case if a dome were built off-campus.

We have found substantial need for, and interest in, a new 8 lane swimming and diving facility. The best partner for such a venture would be the YMCA. They have identified the need for a new pool, are looking to expand to the east side, and have significant expertise with all forms of aquatic sports and recreation.

Bethany College has indicated interest in adding varsity programs in swimming and diving if a suitable facility is available.

MSU is limited with what they can do with their 6 lane pool. We would expect them to be interested in moving varsity competition to a new facility.

East and West High School have pools, but they are not at all able to provide what the new pool would offer for competition.

So, we see potential for a facility supported by the YMCA and local and regional swim clubs plus the college, university, and high schools. MSU and the high schools could continue to practice on campus. We have included information on other YMCA projects to assist in your understanding of what others have been doing.

A new ice hockey and figure skating rink is needed. These needs are demonstrated in this report. All projections indicate the additional ice time would be consumed in the first year. This strongly indicates the need to plan the new sheet so the ice plant can handle an additional sheet when needed, and space must be set aside for the second sheet when the property is identified.

The new sheet should have a concrete floor so the ice can be removed for the summer. The same floor area makes for an excellent indoor soccer field or roller hockey floor.

Finally, it would be ideal if a six court indoor sports complex were built. This could stand alone or be connected to the new rink or swimming pool. A six court building could become a regional mecca for basketball and volleyball competitions. It could be planned so that two volleyball courts would be placed across each basketball court. With six basketball and twelve volleyball courts this would become an outstanding location for local and regional uses in the fall and winter and an equally excellent site for regional and national competitions in the spring and summer.

The AAU and USSSA have events that could flourish in such a building...bringing with them millions of dollars in visitor spending.

A six court complex can include a number of meeting rooms for community purposes, a walking track, and even a kitchen to assist the preparations for meetings that include meals or refreshments. Some of the meeting rooms can be used when tournaments are in the building.

The complex should also have a roll-up door and outside access to the floor via a loading dock. The courts can be covered and chairs and tables brought in for meetings and banquets.

Courts provide an ideal surface for the installation of wrestling mats, mats for all of the martial arts, and gymnastics competitions.

Some permanent seating in the form of roll-out bleachers would be sufficient.

**Our interviews and site visits have led us to conclude sufficient demand exists that the financial feasibility of the following should be determined:**

- **New ice sheet (the enclosed information suggests this project may be able to move ahead based on current projections, which are included herein).**
- **New swimming pool serving the needs of the YMCA, college, university, high schools and swim club.**
- **Bubble dome, either permanent or seasonal, with one full size soccer field and related practice equipment including batting and pitching cages.**
- **An indoor multi-court field house with a community center that has meeting rooms, a kitchen and perhaps classrooms. Use can be projected based upon four or six courts.**
- **Four indoor tennis courts with a viewing area, concessions and restrooms and sufficient gathering space (all indoor facilities need plenty of circulation space and conveniences).**
- **A brief look at the additional space and HVAC requirements for an indoor track around four of the indoor basketball/volleyball courts.**

There is no question each of these are needed for local uses. Questions of affordability can be resolved by a Financial Analysis.

# APPENDIX I





NATIONAL ASSOCIATION OF  
**SPORTS**  
COMMISSIONS

## NASC Staff Bios

**Don Schumacher, CSEE**  
*Executive Director*

**Lori Gamble**  
*Associate Executive Director*

**Beth Hecquet, CMP**  
*Director of Meetings and Events*

**Elizabeth Chaney**  
*Director of Membership and Marketing*

**Meagan McCalla**  
*Member Services Coordinator*



**Don Schumacher, CSEE**  
*Executive Director*

Don Schumacher, CSEE, has more than fifty years of experience in the field of communications, family entertainment, theme park marketing and operations, arena and stadium marketing and operations, event management, sports marketing and facilities consultation. For the past thirty years he has focused his activities on the sports event travel market, and has consulted with more than fifty cities on strategies to increase their share of this market.

Schumacher is the full-time executive director of the National Association of Sports Commissions (NASC), an organization he helped found in 1992 and which now has more than 600 members nationwide. He has earned the distinction of Certified Sports Event Executive (CSEE) from the NASC. In addition, he team teaches an elective course on sports destination marketing and management in the Destination Management Association International (DMAI) Certified Destination Management Executive (CDME) Program.

Mr. Schumacher's experience includes the following:

- College Football Hall of Fame and Galbreath Field, General Manager
- Cincinnati Riverfront Coliseum (now U.S. Bank Arena), President – Developed the 1987 World Figure Skating Championships and the 1987 NCAA Midwest Region Championships, along with dozens and dozens of family shows, concerts, and many other sporting events.
- Riber Sports Marketing, Vice President – Created the Greater Cincinnati Sports and Events Commission, worked with the PGA Championship, Kroger Senior Classic, World Cup of Golf,
- Cincinnati Cyclones Hockey Club and developed promotions for various Procter & Gamble brands.
- Don Schumacher & Associates, Inc., President. Founded and managed the firm from its inception.

For nine years, he served as the executive director of the Greater Cincinnati Sports and Events Commission. During those years, Mr. Schumacher brought a number of high profile events to Cincinnati including the 1991 U.S. Gymnastics National Championships, 1992 NCAA Southwest Region first and second round games, 1992 diet Coke Skaters' Championships, 1994 AT&T Skates of Gold, 1996 NCAA Hockey Championships, 1997 Women's Final Four, and the 1998 Conference USA Basketball Tournament.

Don Schumacher is a nationally recognized speaker and consultant on the sports travel industry. He has made many presentations for groups as varied as the International Association of Convention & Visitors Bureaus, National Recreation and Parks Association, United States Olympic Committee, the Association of Luxury Suite Directors, the Travel, Events, Management in Sports (TEAMS) conference, the World Congress of Sports, and SportAccord, an international conference on sports business.

Schumacher has been invited to speak on the industry in international destinations including Madrid, Lausanne, Beijing,

Athens, Dubai, Cape Town, Tokyo, and Osaka. He has also been a featured speaker at more than a dozen state governors' conferences on tourism, most recently for the Minnesota Governor's Conference on Tourism in February, 2013.

In addition, Schumacher is continually consulted on industry questions relating to bidding procedures, economic impact of events, and issues of concern to the future of the industry. He has served the arena and stadium industry as a facilities manager, event promoter, and event bidder, owner, and developer. He understands why event owners decide which cities and facilities are suitable for their needs, and how cities can find these events. Schumacher is quoted regularly in industry publications and daily newspapers, including the Wall Street Journal, New York Times, SportsTravel magazine, Sports Events magazine, Sports Business Journal, and Athletic Business magazine. In July, 2008 Schumacher was named one of the "25 Influential People You Should Know" by Sports Events magazine.



**Lori Gamble**  
*Associate Executive Director*

Lori Gamble is the Assistant Executive Director of the NASC, and is responsible for developing, managing and executing the annual operating budget. As General Manager of Don Schumacher & Associates, Inc. since 1992, Gamble has been instrumental in the growth of the association over the past 15 years. Her experience at DSA since graduating with a Bachelor of Science in Communications and Media Relations from Miami University includes advertising, media and public relations, event creation and management, sponsor sales and service, facility consulting project coordination, and much more. With the transition to being a fully functioning, independent corporation, Gamble now serves as an independent contractor to the NASC.



**Beth Hecquet, CMP, CMM**  
*Director of Meetings and Events*

Beth Hecquet, CMP, CMM, has been with the (NASC) since January 2002. As the Director of Meetings and Events, Beth is responsible managing the NASC Sports Event Symposium, Certified Sports Event Executive (CSEE) program, Market Segment Meetings, Regional Workshops and any other face-to-face meetings and events hosted by the NASC. Beth is the staff liaison for the meetings and professional development committees. Prior to her current position, Beth served as the Director of Member Services, managing the day-to-day operations of the NASC.

Prior to her time with the NASC, Beth was a Sport Manager with the Amateur Athletic Union (AAU) responsible for the management of seven sports as well as event management at the annual AAU Junior Olympic Games. Beth also spent some time with the Indiana Sports Corporation (ISC) in 2000 and was

involved with planning and operations for the 2000 Big Ten Women's Basketball Championship, 2000 NCAA Men's Final Four and the 2000 US Olympic Trials – Swimming. Beth earned a BA in Kinesiology with a minor in Business from the University of Kentucky (UK) in May 1998 and a Master's in Sport Management, also from UK, in December 1999.



**Elizabeth Chaney**  
*Director of Membership and Marketing*

Elizabeth Chaney joined the NASC staff in October 2007 as the Director of Member Services and currently serves as the Director of Membership and Marketing. Elizabeth is responsible for membership recruitment and retention, manages the fulfillment of all member services and benefits, plans and implements association marketing campaigns and branding initiatives, including association publications (digital and print) and communications, oversees association's advertising opportunities and NASC's relationship with MultiView (third party sales team), manages NASC website and CRM development, administers the annual NASC Member Awards program and oversees all aspects of the NASC Sports Legacy Fund. Elizabeth is the staff liaison for awards, membership, mentoring, and Sports Legacy committees.

Before joining the NASC, Elizabeth was an Account Executive for Pacers Sports and Entertainment (PS&E). At PS&E, she was responsible for generating season ticket sales and group sales for the Indiana Pacers (NBA) and the Indiana Fever (WNBA). Preceding her time at PS&E, Elizabeth spent three and a half years as a Marketing Associate in the Department of Athletics at The Ohio State University where she oversaw marketing plans for several varsity sports including: men's hockey, softball, women's soccer, and wrestling. During her tenure, the women's soccer program led the Big Ten Conference in average attendance for home matches for two consecutive seasons (2005 and 2006). Chaney was also a two-time member of the Big Ten Marketing Staff of the Year (2005-2006 and 2006-2007). Additionally, Elizabeth developed event marketing plans for the 2006 Duck 'N Dodge dodgeball tournament and the 2007 International Diving Invitational on behalf of the Greater Columbus Sports Commission.

Elizabeth served as a part-time faculty member at Northern Kentucky University in the Department of Economics, Marketing, and Sport Business in the Haile/ US Bank College of Business from 2009 – 2012, where she taught sports promotion tools and sports tourism marketing. In September 2010, the Greater Cincinnati Chapter of the Cystic Fibrosis Foundation recognized her as one of Greater Cincinnati's Finest Young Professionals.

Elizabeth earned a Bachelor of Science in Business Administration with a minor in Spanish in June 2005 and a Master of Arts in Sport & Exercise Management in June 2007, both from The Ohio State University.





**Meagan McCalla**  
*Member Services Coordinator*

Meagan McCalla joined the NASC staff in June 2013 as the Member Services Coordinator. In that role, Meagan supports Beth Hecquet and Elizabeth Chaney with day-to-day operations

at the national office including assisting with membership recruitment and renewals, maintaining the membership and marketing databases, coordinating mailings, and assisting with meeting and event planning. Meagan also executes monthly Best Practices Webinars.

Prior joining the NASC staff, Meagan interned with the NASC in 2012. Meagan earned a Bachelor of Arts in Strategic Communication with a focus on Marketing from Miami University in May 2013. While at Miami, Meagan was a member of the Public Relations Student Society of America (PRSSA) and served on the Public Relations Committee for two years. Meagan also was a member of Miami University Honors Fraternity, Lambda Pi Eta and served on the Internal/External Relations Committee for two years. Before transferring to Miami University, Meagan attended Capital University where she was a member of the varsity basketball team for two years and studied Marketing.



# Statement of Experience

**DON SCHUMACHER, CSEE**  
National Association of Sports Commissions

## Sample facility management/event bidding/operations/ marketing/consulting experiences.

**College Football Hall of Fame and Galbreath Field.** Served as general manager of the hall of fame and its 10,000-seat stadium. Bid upon and presented three years of high school football and soccer playoff games. Developed relationship with NCAA and obtained 1983 and 1984 Division III National Football Championships.

**Cincinnati Riverfront Coliseum (now U.S. Bank Arena).** President of this privately owned 17,000-seat arena. In addition to a full schedule of college basketball, concerts and family shows, we bid upon, developed and presented the 1987 World Figure Skating Championships and the 1987 Midwest Regional Championships (NCAA Division I).

**Greater Cincinnati Sports & Events Commission.** Nine years as executive director (1989–1998). Bid on and developed more than forty events that produced \$45 million in direct visitor spending. Events included a wide range of AAU National Championships, professional figure skating, the 1992 NCAA Southeast Region 1st and 2nd rounds, 1996 NCAA Hockey Championship, and 1997 Women's Final Four.

**Cinergy Field.** Part of the management team and responsible for marketing facility for non-Reds, non-Bengals rentals.

**Paul Brown Stadium.** Developed and implemented a successful personal seat license campaign which raised \$26 million... \$5 million more than the minimum required, in support of the team with poorest on-field record at the time in the NFL.

## Sample consulting projects — facilities

Performed feasibility study and prepared a bid for the United States Olympic Festival, a \$12.5 million event.

Conducted initial study of all sports facilities in Cincinnati, Dayton, Columbus, Indianapolis, Louisville, and Lexington for possible use in an Olympic Games bid.

Conducted market support study for Downtown Tulsa Unlimited for a new downtown arena, refurbished convention center, and a natatorium and a football/soccer/track and field stadium. Developed comparable case histories for each proposed facility.

Market support study for Union Public Schools in Tulsa. This \$20 million student activity center opened in 2004 and has exceeded our most optimistic projections.

Market support study for Kingsport, Tennessee. Comprehensive analysis of all sports facilities with possible modifications and cost/benefit analysis. Includes an indoor community recreation center.

Conducted a follow-up study for Kingsport on further developments including an indoor aquatic facility and water park.

Market support study for City of Federal Way, WA on potential for a multi-purpose field house.

Conducted sports facility analysis, including potential impact of a new recreation complex, for Lake County, Illinois.

Developed and conducted a comparative arena operations study for Golden State Warriors which included four NBA/NHL arenas.

Conducted a comprehensive study for the Pensacola Sports Association designed to assist in the redevelopment and expansion of sports facilities that will bring incremental visitor spending to Escambia County, Florida.

Served as expert witness in legal proceedings on behalf of Walt Disney Sports, the Golden State Warriors, and U.S. Bank Arena.

Performed a complete feasibility study for the Mississippi Band of Choctaw Indians on a proposed motorsports complex at the Pearl River Resort in Mississippi.

Conducted a feasibility study for a multi-sport complex for the Euclid-St. Clair Development Corporation in Cleveland, OH.

Conducted a comprehensive sports facilities study for Alpharetta, GA including an economic impact analysis and a strategy for developing new sports facilities that will produce room nights.

Developed the successful naming rights proposal for the new Regional Events Center at Northern Kentucky University (Bank of Kentucky Center).

Conducted a complete sports facilities analysis for the Central Pennsylvania Convention & Visitors Bureau including recommendations for new sports facilities, cost estimates, and economic impact estimates. This project included extensive interviews and focus groups with key user groups and partners.

Conducted a thorough analysis of all sports facilities in the Greater Evansville, IN area and suggested modifications and upgrades to produce substantially greater levels of visitor spending.

Conducted an analysis of potential new sports facilities for Mesquite, NV including projections as to the number and kinds of facilities and possible results in terms of events and annual increases in visitor spending.

Conducted an analysis of the amateur sports facilities in Fairfax, County VA for the purposes of increasing economic impact for the county through visitor spending.

Conducted a complete analysis of all sports facilities in Panama City Beach and Bay County, FL and made recommendations on expansions and projections on increased visitor spending.

Conducted a market study for a potential aquatics facility in Chesapeake, VA.

Conducted a sports facility audit and recommendations for additional facilities and suggestions for effectively marketing the area for Shreveport-Bossier City, LA

Conducted a study of all tournament quality sports facilities in the Myrtle Beach-North Myrtle Beach area (The Strand) complete with recommendations for expansion of existing facilities and possible new construction.

Conducted a market analysis for a multi-sport complex and arena for the Cheboygan MI Regional Development Council.

Conducted a study for the United States Tennis Association of the impact in 2011 of a combined men's and women's event on the Western & Southern Classic in Mason, Ohio.

Conducted a market study for a proposed sports complex in Dover, Delaware.

Conducted a complete analysis of the sports facilities in Dayton and Montgomery County, Ohio and made recommendations on ways to increase the number of sports events drawing visitors to the city and county.

## Consulting projects with sports commissions or convention and visitors bureaus.

Cincinnati, OH	Gahanna, OH
Williamson County, TN	Dover, DL
Elkhart County, IN	Chicago Southland, IL
Tampa, FL	Alpharetta, GA
Warren County, OH	State College, PA
Detroit, MI	Springfield, IL
Wausau, WI	Pittsburgh, PA
Grand Rapids/Kent County, MI	Lake County, IN
Port Charlotte, FL	Evansville, IN
Louisville/Jefferson County, KY	Mesquite, NV
Shelby, NC	Pensacola, FL
Kingsport, TN	Panama City Beach, FL
La Porte County, IN	Chesapeake, VA
Des Moines, IA	Shreveport-Bossier City, LA
Lake County, IL	Dayton, OH
Memphis/Shelby County, TN	Lake Erie Shores & Islands CVB
Manchester, NH	Buffalo Niagara Sports Commission
Kettering, OH	Johnstown-Cambria County, PA
Lake County, IN	City of Myrtle Beach, SC
Clermont County, OH	Rapid City, SD
Gwinnett County, GA	Chester County, PA
Columbus, IN	Bryan-College Station, TX
Fairfax County, VA	Mankato, MN
York County, PA	Tupelo, MS
Vanderburgh County, IN	Cobb County, GA
Arlington, TX	Franklin County, IN
Myrtle Beach, SC	

## Management of sports organizations.

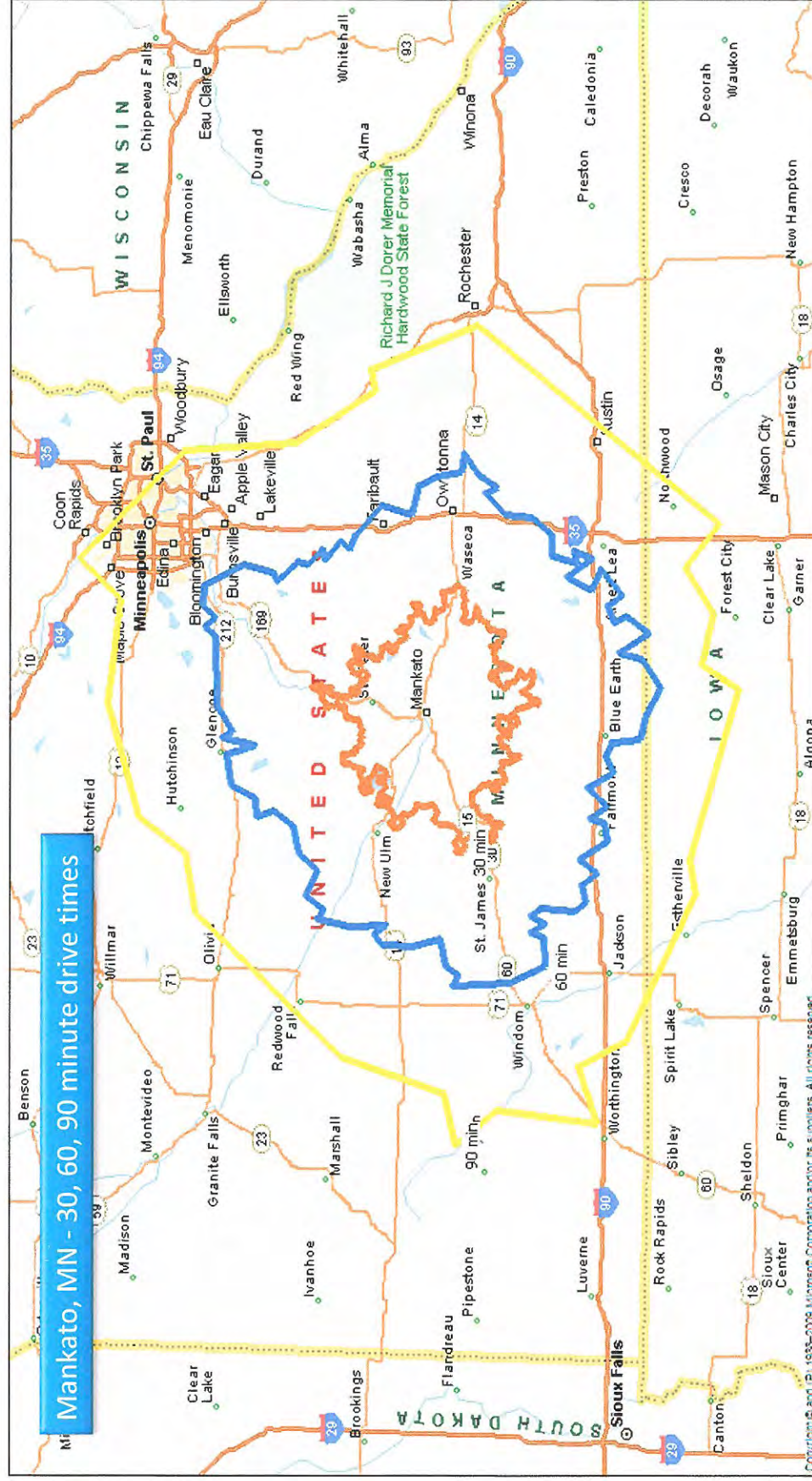
Greater Cincinnati Sports & Events Commission (noted above; operated this not-for-profit corporation under management contract for nine years).

National Association of Sports Commissions. Began managing the NASC in 1994. Became full time executive director in January, 2011. The NASC has grown to about 625 members and has launched a Strategic Consulting Service to assist in the development of effective strategies for economic development.

Sports Events magazine (July, 2008 issue) selected Don Schumacher as one of twenty-five persons you should know.

## APPENDIX II







Sport	CORE Definition (Participation frequency)	National CORE Participation Rate	30 minutes				60 minutes				90 minutes			
			Population	Participants	Participation Rate	Index	Population	Participants	Participation Rate	Index	Population	Participants	Participation Rate	Index
Baseball	13+ times a year	3.3%	93,534	2,650	2.8%	87	370,447	13,526	3.7%	112	2,316,786	89,562	3.9%	118
Basketball	13+ times a year	5.8%	93,534	4,941	5.3%	91	370,447	22,513	6.1%	104	2,316,786	165,322	7.1%	122
Ice Hockey	13+ times a year	0.4%	93,534	315	0.3%	82	370,447	1,605	0.4%	105	2,316,786	12,909	0.6%	136
Soccer (Outdoor)	26+ times a year	2.2%	93,534	1,889	2.0%	91	370,447	9,564	2.6%	116	2,316,786	65,523	2.8%	127
Swimming on a Team*	1+ times	0.8%	93,534	663	0.7%	86	370,447	3,031	0.8%	99	2,316,786	24,421	1.1%	127
Softball (Fast-Pitch)	26+ times a year	0.4%	93,534	419	0.4%	110	370,447	2,034	0.5%	135	2,316,786	10,203	0.4%	108
Tennis	21+ times a year	1.8%	93,534	1,607	1.7%	94	370,447	7,199	1.9%	106	2,316,786	57,338	2.5%	135
Track and Field	26+ times a year	0.9%	93,534	778	0.8%	95	370,447	3,879	1.0%	119	2,316,786	22,288	1.0%	110
Volleyball (Court)	13+ times a year	1.4%	93,534	1,251	1.3%	98	370,447	5,624	1.5%	111	2,316,786	39,896	1.7%	126

\* Swimming on a team uses ALL participants

\* Swimming on a team uses ALL participants

Total population Age 6+ in each Zipcode - in the drive time

Projected number of participants (individuals age 6 and older) in each zipcode

The weighted index takes the size of the zipcode into consideration. So the index for a smaller zipcode is reduced and the index for a larger zipcode is increased.

Zipcode	Population	Baseball Participants	Participation Rate	Index	Weighted Index
56024 Eagle Lake	2,482	136	5.5%	167	80
56037 Good Thunder	1,451	60	4.1%	126	35
56080 Saint Clair	601	24	4.0%	122	14
56048 Janesville	3,381	127	3.7%	117	73
56065 Mapleton			3.6%	111	46
56021 Courtland			3.1%	99	22
56063 Madison Lake			3.3%	101	46
56074 Nicollet			3.2%	98	34
56082 Saint Peter			2.7%	81	199
56003 Mankato	12,532	433	3.5%	100	55
56055 Lake Crystal	3,673	122	3.3%		
56062 Madelia	2,544	82	3.2%		
56050 Kasota	1,542	45	2.9%		

Participation rate - number of participants as a percentage of individuals age 6+

Index comparing zipcode to the USA average. An index of 100 equals the USA average. An index of 150 is 50% higher than the USA.



## Data Sources Utilized

### Physical Activity Council Yearly Study on Sports, Fitness and Recreational Activity Participation

The Physical Activity Council (PAC) is a partnership of six of the major trade associations in US sports, fitness and leisure industries. Each year the partners pool resources to produce the definitive study of sports participation in the USA. The overall aim of the study is to establish levels of activity and identify key trends in sports, fitness and recreation participation in the USA.

During January and February of 2013, a total of 42,356 online interviews were carried out with a nationwide sample of individuals and households from the US Online Panel of over one million people operated by Synovate/IPSOS. A total of 15,770 individual and 26,593 household surveys were completed. The total panel is maintained to be representative of the US population for people ages 6 and older. Over sampling of ethnic groups took place to boost response from typically under responding groups.

The 2013 participation survey sample size of 42,356 completed interviews provides a high degree of statistical accuracy. All surveys are subject to some level of standard error — that is, the degree to which the results might differ from those obtained by a complete census of every person in the US. A sport with a participation rate of five percent has a confidence interval of plus or minus 0.21 percentage points at the 95 percent confidence level. This translates to plus or minus four percent of participants. A weighting technique was used to balance the data to reflect the total US population ages six and above. The following variables were used: gender, age, income, household size, region, population density and panel join date. The total population figure used was 287,138,000 people ages six and older.

### PRIZM Geo-Demographic Segmentation from Nielsen

Nielsen PRIZM is the industry-leading consumer segmentation system that yields the richest, most comprehensive and precise consumer insights available. PRIZM combines demographic, consumer behavior, and geographic data to help marketers identify, understand and target their customers and prospects.

PRIZM defines every U.S. household in terms of 66 demographically and behaviorally distinct types, or "segments". PRIZM is linked to the surveys and panels of most major marketing databases in the USA, so the segmentation system enables you to target on virtually any purchase and media behavior.

PRIZM has the powerful ability to link household and neighborhood-level segment assignments to the marketplace. Because it describes household types of geographic areas, PRIZM can be used to evaluate markets, territories, service areas and other geographic areas.

## Methodology

Below is a step by step procedure:

1. Each respondent in the PAC participation study is allocated a PRIZM code based on their address.
2. We then calculate the participation rate of each PRIZM code for each of the sports using the PAC survey
3. By applying the PRIZM participation rate to the PRIZM distribution for each zip code we project the number of participants for each sport for each zip code.
4. A data table is then generated for each drive time including:
  - the zip code and zip code description
  - the total population age 6+ for each zip code
  - the projected number of participants in that sport for each zip code
  - the participation rate for each zip code
  - an index comparing that zip code to the USA
  - a weighted index taking size of zip code into consideration.

## Considerations for using the data

For this report we have used CORE participation. CORE is the following number of times each year:

Baseball	13+ times a year
Basketball	13+ times a year
Ice Hockey	13+ times a year
Soccer (Outdoor)	26+ times a year
Swimming on a Team*	1+ times
Softball (Fast-Pitch)	26+ times a year
Tennis	21+ times a year
Track and Field	26+ times a year
Volleyball (Court)	13+ times a year

\* swimming on a team uses all participants.

The numbers generated are projections based on the types of households in each drive time. There will be some local and seasonal variations. Also the supply of facilities for each sport may lead to some local variations.

In addition to the absolute numbers of participants, users of the data should also consider the Index for each drive time. This is the best way to compare different drive times. A higher index shows that drive time has a much better supply of potential participants based on the type of households and their propensity to participate.

# APPENDIX III

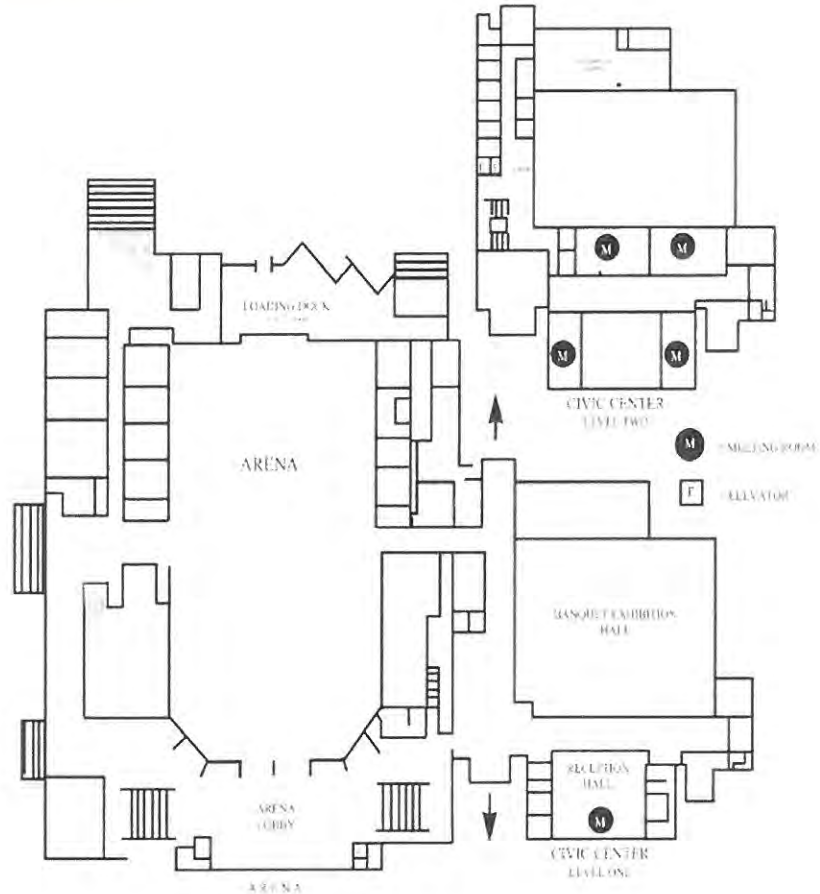




[Frequently Asked Questions](#) | [Parking & Directions](#) | [Rental Terms](#) | [Request a Proposal](#) 

## Building Map

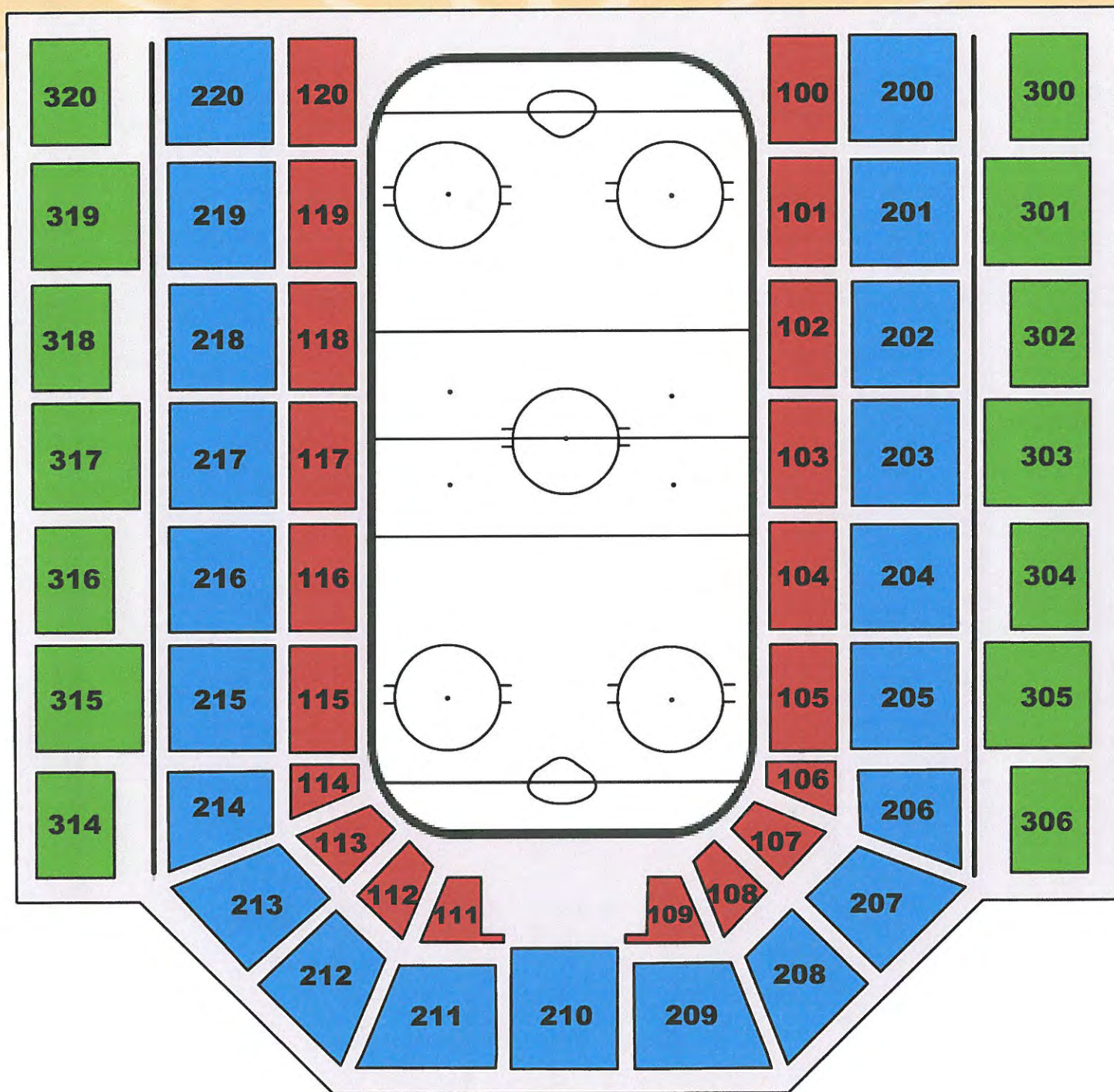
Click on the link below for a map of the Verizon Wireless Center meeting rooms and arena.

[BuildingMap.pdf](#)[Plan an Event](#)[Facilities](#)

# Full House

# Half House

# Hockey





# Full House

# Half House

# Hockey







## Facilities

[Frequently Asked Questions](#)
[Parking & Directions](#)
[Rental Terms](#)
[Request a Proposal](#)



[Convention Campus](#)  
[Room Measurements](#)  
[Building Map](#)  
[Technology Center](#)

## Verizon Wireless Center Facilities

### Banquet Hall

The contemporary Banquet Hall, featuring high ceilings and high-tech audio/visual equipment, accommodates groups of up to 600. In the Banquet Hall, you will have access to four drop down screens and four ceiling-mounted LCD projectors, all which can be playing the same media or four different images at the same time. The room also has a sound system that can run multiple wired and wireless handheld and lapel microphones. The Verizon Wireless Center's cutting edge theatrical lighting system will also add extra detail to your event that you will not find at many other conference facilities.



### Reception Hall



A historic landmark in Mankato, the Reception Hall building was built in the early 1900s as the First National Bank. The building, which has been restored with the original bank vaults and stained glass windows, stands as the cornerstone of the Verizon Wireless Center and blends the traditions of the Mankato area with the modern facility of today. The room offers a unique atmosphere to host a social hour or more intimate events.

### Conference Center

In the Conference Center meeting planners have all the necessary ingredients to create a successful meeting from equipment rental to high-tech teleconferencing links to full-service catering. The Conference Center features five smaller meeting rooms, ideal for breakout groups of 10 to 50 people. These rooms are conveniently located directly above the Banquet and Reception Halls. With its versatile meeting rooms, the Center has the perfect space for every meeting.



### Arena

Cutting-edge acoustics and a superb sound system make the Verizon Wireless Center Arena one of the finest in the country. The arena features 8,300 seats for concerts and one of the largest floor capacities in Minnesota.

The thriving reputation and versatility of the Verizon Wireless Center Arena has been proven with sold-out concerts, important meetings, high-profile conferences, industry exhibits, exciting style show, fun kid shows, thrilling ice shows and live-action sports. The Olympic sized ice-floor hosts the Minnesota State University NCAA Maverick men's hockey team. Each year the Home and Builders Expo, the Wedding Show and the Holiday Expo come to the Verizon Wireless Center Arena. The Arena has also hosted some of the hottest stars touring today including Lori Linn, Aerosmith and Alan Jackson.

The knowledgeable staff at Verizon Wireless Center is dedicated to making each conference, show and sporting event a success. The Verizon Wireless Center's services include complete in-house marketing, promotion and group sales and a full in-house box office.

# APPENDIX IV







July 29, 2009

## Girls' Sports Pack Economic Punch

By [KATIE THOMAS](#)

CHATTANOOGA, Tenn. — Ten members of Kirsten Grant's family converged here last week to watch her play in a major youth softball tournament. Her mother, father, sister and brother had driven 13 hours with her from their home in suburban Toronto. Other relatives had traveled from as far as Salt Lake City. During lulls in play, they all went shopping and visited local attractions.

But last year, when Kirsten's older brother, Erik, played on a traveling baseball team, the experience could not have been more different. Parents rarely accompanied the team, he said, and the coach frowned on anything that distracted from the game. "No leisure activity," said Erik, 19. "It was eat, sleep and drink baseball."

As the popularity of youth tournaments has intensified over the past decade, a peculiar trend has emerged: girls' sporting events tend to attract more relatives and generate more revenue for tourism than similar events for boys. And that is drawing increased attention from economic development officials.

"There are far more people who will travel with 12-year-old girls than even 12-year-old boys," said Don Schumacher, executive director of the National Association of Sports Commissions, a trade group that advises communities on attracting sporting events. "And vastly more people will travel with 12-year-old girls than 18-year-old boys."

Although Schumacher said he and others did not keep statistics on the economic impact of girls' sporting events, many of his 500 members nationwide have reported anecdotally that such events are often more lucrative than those for boys. He and others mentioned several possible reasons, including a tendency among parents to be more protective of daughters; a heightened interest in girls' sports; and the increased attendance of mothers at games.

Mika Ryan, president of the Mercer County Sports and Entertainment Commission in New Jersey, said the potential for increased revenue from girls' sporting events was one factor her group evaluated when deciding which events to go after.

"We consider that because one of our priorities is to bring people to our county and put people in our hotels," she said. "It's not like parents love their sons any less, but it is a phenomenon that you see happening."

Mercer County hosted 24 youth sports tournaments last year.

One city poised to capitalize on the situation is Chattanooga, where the mayor, [Ron Littlefield](#), recently unveiled an \$11.8 million softball complex aimed at returning the city to national prominence in the sport.

Kirsten Grant, a 17-year-old catcher, was here to compete in the National Softball Association [Class A Eastern World Series](#), a fast-pitch event for girls' teams in four age brackets, from under-10 to under-16. The event drew 232 teams and roughly 7,500 people, and city officials estimated that visitors would spend \$3.6 million for the week.

Chattanooga once had a reputation for its quality softball facilities, but years of neglect left the fields in poor condition and the city without major tournaments. Littlefield, who was elected in 2005, wanted to revive the sport.

He worked with the city to build a [softball complex](#) on 85 acres next to a former landfill. The Summit of Softball complex has [eight fields](#), with lighting, Webcams and awnings to shelter the bleachers from the sun. The Summit complex, along with a separate 2,500-seat softball stadium, has made the city increasingly attractive to groups like the National Softball Association, which operates tournaments nationwide, said Greta Hayes, the city's assistant director of parks. Already, she said, about 20 youth softball tournaments were scheduled for the city this season. The city held 72 youth sports tournaments last year.

City officials acknowledged that they did not set out to capitalize on the girls' sports market, yet they are grateful for the added revenue that it brings. Three new hotels have opened near the softball complex, and Littlefield said the income from sales and hotel taxes was "a real payback."

At the softball tournament, several parents said that they spent more money, and brought more family, to girls' sporting events.

"I would let my son go off on a team for 20 days, but I don't think I would let my daughter do that," Kirsten's mother, Rosalind Grant, said.

Others said that watching their daughters play was still more of a novelty and more exciting than watching a son. As a result, more relatives tended to travel with girls.

"I think probably with boys, it's expected," said Jay Davis, who traveled from Laurel, Del., to watch his daughters, Hannah and Rachel, as part of a group of 200 players and parents. With girls' games, he said, "you get the dads coaching, you've got the moms in the bleachers."

When both parents accompany a daughter, the other children often go, too. Before long, it is a summer vacation. Several families said they planned to spend \$1,500 to \$3,000 during the tournament.

"When you're here, you tend to do the tourist attractions, you're going to look for entertainment," said Melissa Dowd, who along with her husband traveled from Baton Rouge, La., to cheer on their daughter Abbie. When Abbie wasn't playing, the family visited the local aquarium, checked out the mall and ate in restaurants near Chattanooga's riverfront.

Of course, boys' events can also help local economies. The opening of several youth baseball camps near Cooperstown, N.Y., for example, has transformed the surrounding communities over the past two decades. Parents rent hotel rooms and eat in local restaurants while their sons attend camp, said Deborah Taylor, director of tourism for Otsego County, which includes [Cooperstown](#). "It's a huge economic impact," she said.

But Bobby Dodd, the president and chief executive of the [Amateur Athletic Union](#), a national youth sports



organization, is skeptical of financial comparisons.

"I have three granddaughters," Dodd said. "They love to shop. But I can tell you my boys darn near love to shop as much as the girls."

Dodd said that the youth sports events for boys and girls were faring well in the recession, perhaps because parents were reluctant to deny children their soccer or softball tournaments.

Several parents in Chattanooga agreed. Sue Wagner of Plymouth, Mich., traveled with her husband and younger daughter to watch Sarah, 14, compete. She said that her husband had been laid off from his job as a manager in a medical equipment firm in the fall, but that supporting their daughter was never in question. She persuaded her employer, a construction company, to sponsor Sarah.

If things are worse next year, she said, she and her husband will make it work again. "This is our family vacation," she said.

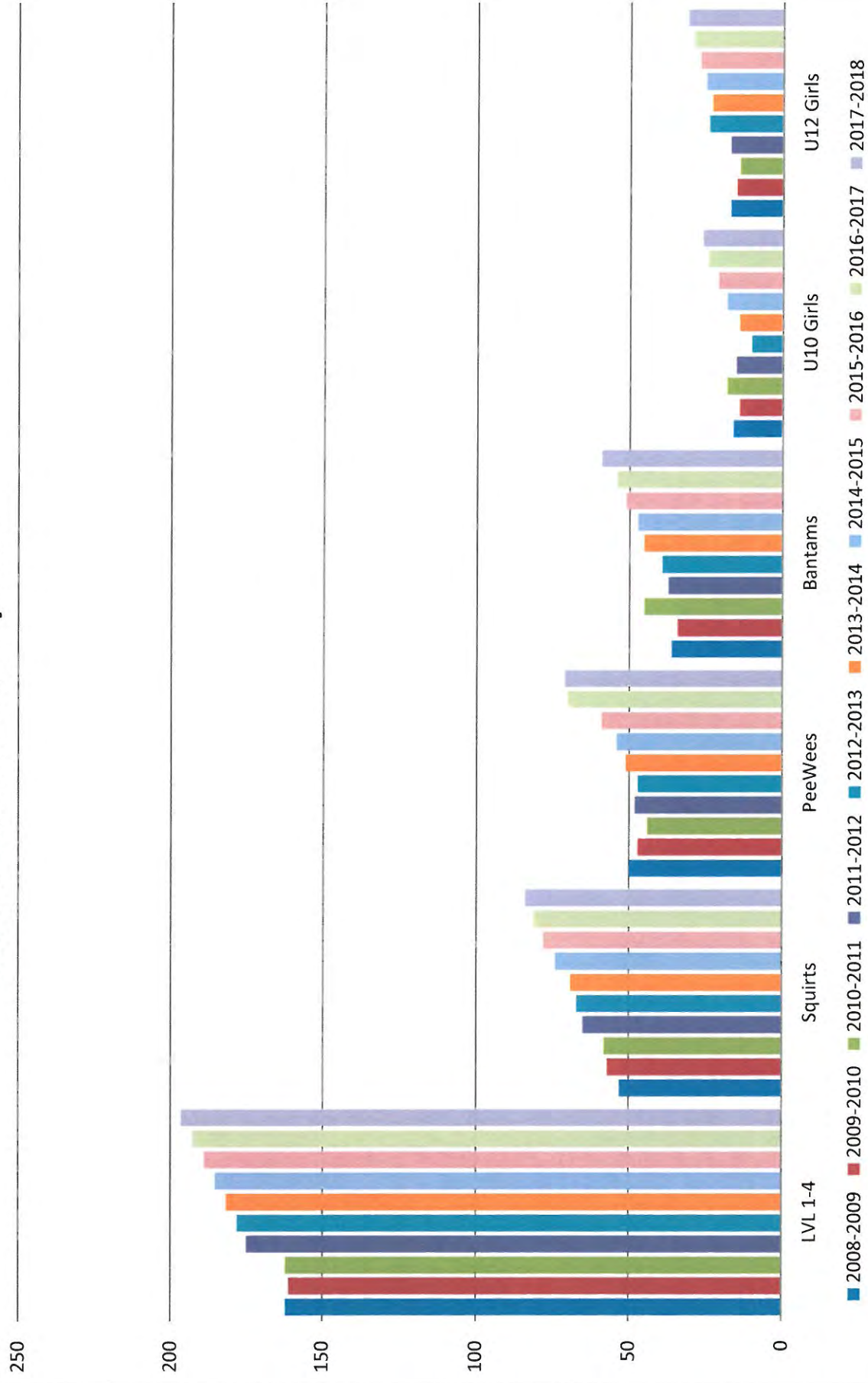
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# APPENDIX V

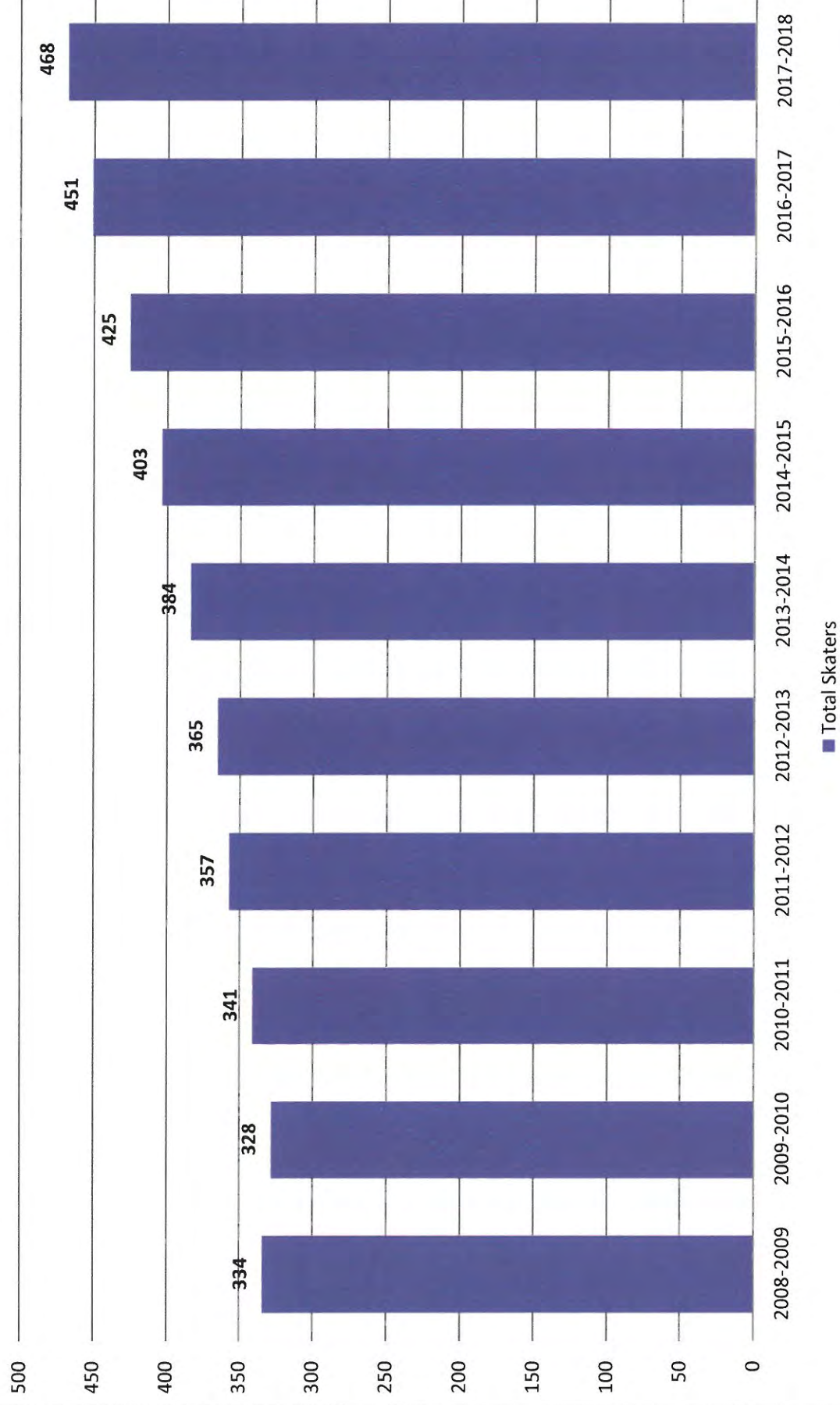


## MAHA Skater Trend - By level





## MAHA Total Skaters



## MAHA Ice Deficiency From USA hockey Goal



## MAHA Ice Deficiency From MAHA Goal



# Mankato Area Hockey Association Player Growth Forecast

	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018
LVL 1-4	162	161	162	175	178	182	185	189	193	197
Squirts	53	57	58	65	67	69	74	78	81	84
PeeWees	50	47	44	48	47	51	54	59	70	71
Bantams	36	34	45	37	39	45	47	51	54	59
U10 Girls	16	14	18	15	10	14	18	21	24	26
U12 Girls	17	15	14	17	24	23	25	27	29	31
Total Skaters	334	328	341	357	365	384	403	425	451	468
Number of Teams - 13 max										
LVL 1-4	4	4	4	4	4	4	4	5	5	6
Squirts			4	5	5	5	5	6	6	6
PeeWees			3	3	3	3	4	4	5	5
Bantams			3	2	3	3	3	3	4	4
U10 Girls			1	1	1	1	1	1	1	2
U12 Girls			1	1	2	1	1	2	2	2

197 2% Growth LVL 1-4  
 84 Current Enrollment + growth during LVL 1-4  
 71 Current Enrollment + growth during LVL 1-4 2016 and out  
 59 Current Enrollment  
 26 Current Enrollment + growth during LVL 1-4  
 31 Current Enrollment + growth during LVL 1-4 2016 and out

	Monday - Friday			Saturday			Sunday		
	Start	End	Time	Start	End	Time			
	5:00	6:00	1:00	7:45	8:45	1:00	12:00	1:00	1:00
	6:15	7:15	1:00	9:00	10:00	1:00	1:15	2:15	1:00
	7:30	8:30	1:00	10:15	11:15	1:00	2:30	3:30	1:00
	8:45	9:45	1:00	11:30	12:30	1:00	3:45	4:45	1:00
				12:45	1:45	1:00	5:00	6:00	1:00
			4:00	2:00	3:00	1:00	6:15	7:15	1:00
				3:15	4:15	1:00	7:30	8:30	1:00
				4:30	5:30	1:00			
				5:45	6:45	1:00			
				7:00	8:00	1:00			
				8:15	9:15	1:00			
						11:00			
Hour per Week			20			11			7
20 Week Season			20			20			20
Total Hours Utilized			400			220			140
Total MAHA Hours on One Sheet of Ice			760						
MAHA Annual Hours Goal			1,120						
% of Goal met on One sheet of Ice			67.9%						



# APPENDIX VI



## Mankato Area Hockey Association

### Funding proposal for third community ice rink

Since the second sheet of ice was added to All Seasons Arena in 1999, the ice shortage in Mankato has grown to the point where it is at the detriment of the development of the future growth for Mankato Area Hockey Association (MAHA), other ice users and the economic development of the community. Current facilities are operating beyond capacity which leaves no opportunity for future growth. MAHA is currently unable to meet the standard ice time requirements for our teams by 258 to 568 hours. Below are the highlights of a proposal to develop a third sheet of ice in North Mankato on the Caswell site with an equitable funding plan which distributes support and responsibility based upon increased community utilization and hockey utilization.

- The estimated cost of construction for a single sheet facility with the ability to add a second sheet in the future is approximately \$3,000,000.
- The current All Seasons Arena is jointly funded by the City of Mankato, City of North Mankato, Blue Earth County, City of Skyline and operated by School District #77.
- Currently, ASA operates at a positive margin with adequate cash flows to cover all required operations and maintenance.
- ASA also is able to support a \$40,000 per year bond payment which has eight years remaining.
- As forecasted (Attachment 1) by Paul Ostoff; a second sheet of ice will operate at a positive margin with adequate cash flows to cover all required operations and maintenance and support a \$60,000 per year bond payment.
- MAHA board approved an upfront cash payment of \$125,000 to be used towards the construction of a new facility.
- MAHA board approved the development of a minimum of \$750,000 community capital campaign to further contribute towards the construction of a new facility. Further discussion would be required as to how naming rights could be used to help enhance the fund drive success.
- MAHA's contributions equate to approximately 30% of the total cost of the construction.
- Local government support from the other ASA entities is sought for the remaining balance to be shared at the current share distributions. See attached.
- All funds raised for the project would be managed by one government unit whose responsibility it would be to supervise the bidding and construction process.
- Construction savings would be returned or credited to local governments on a prorated basis.
- MAHA would receive block schedule first rights during the months of October through March.
- MAHA would be provided the opportunity to manage and run the concession stand.

## Budget for Third Ice Sheet

(Under Current All Seasons Arena Management)

### Expenditures:

Salaries	\$30,000
Employee Insurance	\$8,000
Utilities	\$70,000
Property Insurance	\$8,000
Repairs and Maintenance	\$22,000
Travel	\$1,000
General Supplies	\$1,000
Resale Materials	\$8,000
Building Improvements	\$10,000
Dues and Memberships	\$1,000
Miscellaneous Expense	\$5,000
<b>Total</b>	<b>\$160,000</b>

### Revenues:

Ice Rental	\$135,000
Public Skating	\$1,000
Memberships	\$2,000
Skate Sharpening	\$3,000
Vending and Concessions	\$9,000
Advertising	\$5,000
Community Ice rental	\$10,000
Misc. Rentals	\$5,000
<b>Total</b>	<b>\$170.000</b>

**Budget is based on five months ice operation only with no other revenue sources considered.**

## **Other possible revenue sources:**

1. Building rental “corporate rentals”
2. Indoor soccer
3. Indoor Lacrosse
4. Indoor Baseball Practice
5. Indoor Softball practice
6. Flea Markets
7. Car Shows
8. Ag events and shows
9. Additional ice rental
10. Roller Skating “roller derby”
11. Junior Hockey A or B
12. College hockey at Bethany College.
13. Intramural hockey.
14. Community Broom Ball leagues.

A building like this should be a popular site for other activities and events there would be few limits to programming and creating new programs. All of these activities could be added revenue sources for the facility.

With added revenues from a facility like this we should be able to support a \$60,000 dollar a year bond payment. Currently we have a \$40,000/yr bond payment. We have about 8 years left on that payment. When that payment is over the facilities should be able to commit about \$100,000/year to a bond payment. This is all based on current operational practices and staffing. With creative programming this should be a very conservative estimate.

*Paul Ostoff*



**All Seasons Arena  
Total Projected Debt Only  
(No Existing Debt)**

<b>Government Unit</b>	<b>Percentage of Debt Share For Each Government Unit</b>	<b>Annual Debt Share For Each Governmental Unit</b>	<b>Total Debt Share For Each Governmental Unit</b>
<b>City of Mankato</b>	64.7352%	101,946.00	1,529,190.00
<b>City of North Mankato</b>	21.7756%	34,297.00	514,455.00
<b>Blue Earth County</b>	12.7801%	1,102.00	16,530.00
<b>City of Skyline</b>	0.7091%	20,125.00	301,875.00
<b>All Seasons Arena</b>	Annual Amount of \$ 96,515 or 38%	96,515.00	1,447,725.00
<b>Total</b>		253,985.00	3,809,775.00

- \* Proposed Project Debt will be retired in fiscal year 2028
- \* Assumes \$ 3,000,000 project @ 15 years @ 3% amortization
- \* Assumes ASA participates @ approximately a 38% level as in the current project
- \* Assumes the percentage formula established by District 77

**All Seasons Arena**  
**Total Existing and Proposed Debt**

<b>Government Unit</b>	<b>Percentage of Debt Share For Each Government Unit</b>	<b>Combined Annual Debt Share For Each Governmental Unit</b>	<b>Combined Total Debt Share For Each Governmental Unit</b>
<b>City of Mankato</b>	64.7352%	144,674.00	1,913,742.00
<b>City of North Mankato</b>	21.7756%	48,672.00	643,830.00
<b>Blue Earth County</b>	12.7801%	28,560.00	377,790.00
<b>City of Skyline</b>	0.7091%	1,564.00	20,688.00
<b>All Seasons Arena</b>	Annual Amount of \$ 96,515 or 38%	136,515.00	1,807,725.00
<b>Total</b>		359,985.00	4,763,775.00

- \* Proposed Project Debt will be retired in fiscal year 2028
- \* Assumes \$ 3,000,000 project @ 15 years @ 3% amortization
- \* Assumes ASA participates @ approximately a 38% level as in the current project
- \* Assumes the percentage formula established by District 77

# APPENDIX VII





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# Small-scale event sport tourism: A case study in sustainable tourism<sup>☆</sup>

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### ABSTRACT

Scholars have suggested that small-scale sports events may be a sustainable form of tourism development for communities (e.g., Higham, 1999). The purpose of this study was to examine six small-scale sports events and the work of a local sports commission in the context of the three pillars of sustainability: economic, social, and environmental. Small-scale sports events are largely competitor or parent-as-spectator based, often annual, and attract little media attention. The six events were: a marathon, Senior Games, archery, soccer, softball, and swimming. The participants or spectators of the six events were surveyed onsite or online over an 18-month period and additional data from the sports commission, where relevant, were included. Sample sizes ranged from  $n = 68$  to  $n = 447$ . The results suggest that a small-scale sports event portfolio consistent with a community's infrastructure and human and cultural capital may be a viable form of sustainable tourism development.

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## 1. Introduction

In recent years, there has been growing critique regarding the sustainability of positive legacies from hosting mega sports events such as the Olympic Games and the FIFA World Cup (Smith, 2009). Concerns have been raised about the financial burdens (Lee & Taylor, 2006), the utility of the facilities after the event (Hiller, 2006), the environmental impacts (Chernushenko, 1996), and negative social legacies such as resident displacement (Hall & Hodges, 1996). Even the legacy of increased tourism in the post event years has been questioned (Brown, 2006). All of these raise issues about the efficacy of developing national sport tourism initiatives around large-scale sports events, a policy Swart (1998) has questioned in relation to South Africa. As the International Olympic Committee (IOC) and United Nations World Tourism Organization (UNWTO) begin a renewed focus on sport tourism and have introduced the concept of sustainability into the discussion (UNWTO International Summit on Tourism, Sport and Mega-events, February 2010), it is time to examine sustainable development through sport tourism. In his call for a more critical analysis of the impacts of mega sporting events such as the Olympic Games, Higham (1999) proposed that communities wishing to develop sport tourism should focus on regular season sports or hosting smaller scale sports events. He suggested, "the tourism and economic development opportunities presented by sporting occasions of a more modest scale are generally positive" (p. 87). He also introduced the idea that small-scale sport tourism may "comply with the principles of sustainable tourism more so than sporting mega events" (p. 87). To illustrate this suggestion Higham pointed out that small-scale sport tourism tends to generate a reliable flow of visitors, use existing infrastructure, be an appropriate size for the community, and to require very little in the way of public funding.

<sup>☆</sup> The data collection for the six events was funded by the Gainesville Sports Commission. The authors retain ownership of the data and have permission to use it for scholarly purposes. Research design, data collection, data analysis and interpretation were conducted by the authors.

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In the US, sports commissions have played an integral role in establishing small-scale sport tourism as a viable sector of an existing tourism industry, or providing a reason to visit a community if no prior tourism sector exists. Sports commissions may work at the state, county or city levels; they may be part of a convention and visitors bureau or may comprise a stand-alone non-profit agency. The National Association of Sports Commissions (NASC) was formed in 1992 with 13 members. Currently, there are almost 500 member organizations in the US, Canada, and Puerto Rico ([www.sportscommissions.org](http://www.sportscommissions.org)). This is a testament to the interest in hosting small-scale sport tourism among communities in North America. However, very little empirical research exists that has focused on the tourism-related benefits and other impacts that small-scale event sport tourism can have for a community, or the idea that small-scale sport tourism is a form of sustainable development. Don Schumacher, current Executive Director of the NASC in a presentation to parks and recreation directors about the potential for economic development through small-scale sport tourism said, "A participant-based, or grass-roots event can produce hundreds of thousands of dollars in visitor spending," the national average being about \$300,000 (USD) (Schumacher, 2007). He also noted that some of the trends within these events include: "The younger the athlete, the more people travel with them;" "More people travel with girls/female athletes;" and "63% of the events held are for 12–17 year olds." Thus, economically, establishing a small-scale event portfolio for a community, especially one that encompasses youth sport seems to make sense. However, Schumacher, also emphasized that "the development of new facilities should be tied to unmet local needs, not tournaments/visitors," a comment that is compatible with principles of sustainable community development in that new infrastructure should only be built with a view to long-term use by the community. Thus, the purpose of this study was to examine the three pillars of sustainability (economic, social, and environmental) in relation to small-scale event sport tourism in the context of six small-scale sports events and the workings of a local sports commission over an 18-month period.

## 2. Conceptual framework

### 2.1. Sustainability

The terms sustainability, sustainable development, and sustainable tourism are often used interchangeably, however, Liu (2003) suggested that there are differences in the meanings associated with them. She proposed that sustainability is "state focused" in that it describes the condition of something over the long-term (p. 460), whereas sustainable development is process oriented and involves the management of something for the short and long-term. Indeed, the World Commission on Environment and Development (WCED, 1987) in the Brundtland Report defined sustainable development as "development that meets the needs of the present without compromising the ability for future generations to meet their own needs" (p. 43). Liu described sustainable tourism as encompassing all forms of tourism that are "compatible with and contribute to sustainable development" (p. 460). The UNWTO (1993) is more explicit and stipulates "sustainable tourism development meets the needs of present tourists and host regions while protecting and enhancing opportunities for the future."

The focus on tourists as a key part of sustainable tourism is an important point as the pervasive understandings of sustainable tourism tend to be environmentally and host population focused. Indeed, Cater (1993) added tourist satisfaction as a key dimension in developing sustainable tourism. Liu (2003) developed this idea further and she argued that tourism demand must be part of any sustainable tourism development plan as destinations cannot assume tourists will continue to visit, and that visitation numbers will grow. Tourist preferences and motivations change and increasingly tourism is subject to external forces such as natural disasters, terrorism, and economic recession, among others. Thus, while natural and cultural resources are important parts of the tourism product, it is important to understand that sustainable tourism development needs to encompass a broader vision. This vision should acknowledge that tourism development is dynamic and "requires simultaneously meeting the needs of the tourists, the tourist businesses, the host community and the needs for environmental protection" (Liu, 2003, p. 467). With this holistic approach the goals of sustainable tourism would be enhanced quality of life, satisfied tourists, a profitable tourism industry, and environmental protection.

Part of this broader conception of sustainability is the idea that sustainable development encompasses three dimensions, economic, social and environmental, or what is commonly called the triple bottom line, an accounting term coined by Elkington (1997). Originally the concept was used in corporate accountability, or what is now more commonly referred to as corporate social responsibility. Today it is an approach to sustainability that recognizes the interdependence of the three domains and has been adopted by the United Nations World Tourism Organization for sustainable tourism initiatives (UNWTO, 2004). As part of the 2007 Davos Declaration the need for urgent action in regards to climate change was raised and a quadruple bottom line with a fourth pillar of climate responsiveness was proposed (UNWTO, 2007). In continued collaboration with the United Nations Environmental Programme and other agencies, a call was made to integrate the mitigation of climate change into the "mainstream environmental activities" of these agencies (Simpson, Gössling, Scott, Hall, & Gladin, 2008). Other scholars have proposed an alternative fourth pillar, that of the institutional dimensions of policy and political governance (e.g., Cottrell, Vaske, Shen, & Ritter, 2007). Thus, while definitions of sustainability continue to be debated, this study works with the most widely accepted approach to sustainable tourism that of the triple bottom line of social, environmental, and economic (UNWTO, 2004), while acknowledging the need to address climate responsiveness as part of the environmental pillar.

Since the early 1990s, ecotourism has been touted as the archetypal form of sustainable tourism. However, misappropriations of the term ecotourism, misunderstandings of the principles of ecotourism, and a growing concern that all forms of tourism need to be sustainable (Liu, 2003) open the debate to the idea that other forms of tourism might be appropriate for sustainable tourism development including small-scale sport tourism. Indeed, O'Brien and Chalip (2008) suggest that the triple bottom line should underpin sport event leveraging strategies in an attempt to move the focus beyond economic development. This is consistent with UNWTO (2004) recommendations that a balance among the three pillars of sustainability must be established for sustainable tourism to be achieved within a community.

## 2.2. Small-scale sports events

Gratton, Dobson, and Shibli (2000) proposed a typology of sports events that can be used to provide a clearer understanding of the term small-scale sports event. Working within the UK context they identified four types of major sporting events: Type A encompasses mega events (e.g., Olympic Games and the FIFA World Cup); Type B includes the major spectator sports events held annually (e.g., Wimbledon or the Super Bowl); Type C events are irregular major sporting competitions drawing competitors and spectators (e.g., international level swimming event); and Type D major competitor driven events as part of the annual sporting calendar (e.g., National Collegiate Athletic Association championships excluding football and basketball in the US). For small-scale event sport tourism development however, another sport event category might be more appropriate. Thus, we concur with Wilson (2006) that small-scale event sport tourism constitutes a Type E and includes minor events where competitors may outnumber the spectators, they are often held annually, with little national media interest and limited economic activity compared to the large-scale events. Sporting events of this type held in smaller to medium sized communities tend to provide proportionately more economic benefits than if they were held in a larger city (Veltri, Miller, & Harris, 2009).

## 2.3. Economics

Evidence from studies stretching back almost 30 years suggests that hosting small-scale sport tourism events tends to provide economic value to the community with most expenditures coming from accommodation and food (Daniels & Norman, 2003; Horne, 2000; Veltri et al., 2009; Walo, Bull, & Breen, 1996). A consistent finding among all of these studies is that the economic benefits outweigh the costs. This is primarily due to the fact that the events use existing facilities, bring people to the community who would not have otherwise visited at that point in time (or ever), provide income for the hotels and restaurants, and benefit other businesses such as petrol stations and retail outlets. In terms of being a sustainable force economically, the key would be to develop an events portfolio for the community hosting events on a regular basis, thereby ensuring a consistent flow of tourists and expenditures (O'Brien & Chalip, 2008).

## 2.4. Social impacts

Fredline (2005) addressed the issue of sustainability in event sport tourism with a particular focus on the social impacts as part of the triple bottom line. Indeed, in the small-scale event sport tourism literature, authors frequently cite the social benefits of hosting the events as contributing to quality of life (Walo et al., 1996) and increased community spirit and pride (Horne, 2000; Veltri et al., 2009; Ziakas, 2010). These studies also point to the involvement of the community in the events as volunteers (Daniels & Norman, 2003; Horne, 2000; Walo et al., 1996; Wilson, 2006; Ziakas, 2010). Walo et al. noted that the use of volunteers and the use of existing facilities are two crucial factors in maximizing the social, physical, and economic benefits associated with hosting small-scale events. While Fredline (2005) categorized tourism impacts as a distinct but related domain, in our study, we followed the recommendations of the UNWTO (1993) and scholars such as Cater (1993) and Liu (2003) who suggested that the tourist should be part of a broader conceptualization of sustainability. In this sense, tourist perceptions, motivations, and satisfactions should be considered as part of the social pillar of sustainability. Another element of demand mentioned by Liu is the effects of external forces on demand such as terrorism, natural disasters, and the economy. Fyall and Jago (2009) suggested that to understand sustainability in relation to sport tourism, we need to understand the impacts of sport and tourism in terms of the triple bottom line, and to pay attention to the influence of the external environment on sport and tourism.

## 2.5. Environment

The study of the environmental impacts associated with event sport tourism is the most underdeveloped aspect in the existing literature. At the small-scale sport tourism level, the existing literature documents the use of existing facilities in communities as being the foundation of the viability of events as an economic development strategy (Daniels & Norman, 2003; Veltri et al., 2009; Walo et al., 1996; Wilson, 2006). One concern being raised in tourism more generally, and in the literature in relation to mega events, is carbon foot print. Collins, Jones, and Munday (2009) concluded that while management for ecological sustainability will become increasingly part of event organization, currently it is hard to find adequate measures of their success. Ostensibly, small-scale events may have a lower carbon footprint as the majority of participants tend to be drawn from the local (non-tourists) and regional visitors (within a four hour drive).



## 2.6. Purpose of the study

This study examined the three pillars of sustainability, economic, social, and environmental within the context of small-scale sports events using a combination of the following data types:

**Economic indicators.** These were accessed by the following research questions: (1) On average how many days/nights did event participants and spectators stay? (2) How many hotel room nights did each event generate? (3) What were the expenditure patterns for the day and overnight participants and spectators for each event? (4) What was the overall direct spending impact associated with each event?

**Social indicators.** These were accessed by the following research questions: (1) What other activities did the event participants and spectators take part in? (2) What were the primary motivations for attending the event? (3) Overall, what were the satisfaction levels of the participants and spectators with the event? (4) In what ways were local residents involved?

**Environmental indicators.** These were accessed by the following research questions: (1) What types of facilities were used? (2) In what ways is the sports commission involved in the promotion of environmental quality within the community?

## 3. Methods

### 3.1. Study site

Gainesville, Florida is a university town with a population of 108,655 (US Census, 2010) and 5500 hotel rooms. During the academic year (August to May) university events, particularly football in the fall, tend to dominate the events calendar for the town. As part of the wider event portfolio for the city, the Gainesville Sports Commission (GSC) organizes an average of 35 events per year attracting 54,000 adult and youth visitors to the city, contributing about \$20 million in direct spending, and 36,000 hotel room nights (GSC, 2010). The mission of the GSC is to “promote tourism through sport” with the goal of providing economic development for the community.

### 3.2. The six events

The six events studied were: a marathon/half marathon, Senior Games, archery, youth soccer, youth softball, and youth swimming held between February 2007 and December 2008 and were all organized by the GSC. The first three events were for participants over 18 years old (adult). The marathon was in its second year, having been reinstituted the year before (the last marathon was held in 1983) and attracted 932 participants. The Senior Games is a multisport event for participants aged 50 and over. In 2007, 292 athletes took part. The archery tournament is part of the Archery Shooters Association Pro/Am tournament and had been hosted 13 times by the GSC. The tournament attracted more than 1000 archers of all levels primarily from the southeastern US.

The last three events are youth sports events. The soccer tournament in its third year was for girls under 9–18 years of age. The softball tournament was part of the state level Babe Ruth series for girls aged between 6 and 18 years and was being hosted for the first time. The swimming event is an annual meet and attracts participants aged between 6 and 22 years from all over the state.

### 3.3. Data collection for the six events

The participants (if over age 18) or spectators (youth event) of the six sports were surveyed during, or just after each event. Intercept surveys at the event was the primary method, although online surveys were used for two events.

For the onsite intercept surveys, trained graduate student interviewers attended the events over multiple days. The Florida state definition for a tourist is an individual who crosses the county line in pursuit of recreation. The study results represent sport tourists, both day-trippers and overnight visitors that were either active event (athletes) or passive event (spectators) sport tourists. Only one participant per travel party completed a questionnaire. Thus, while the sub-sample sizes are relatively small, the responses typically represent a travel party of 2 or 3, particularly for the youth events. Response rates for the onsite surveys ranged from 83.5% (softball) to 91.4% (archery).

For the marathon and the Senior Games, the majority of the participants registered for the event online and so on-line surveys were used. The online and mail surveys ( $n = 106$  Senior Games participants without e-mail addresses) were developed in accordance with Dillman's (2000) tailored design method. E-mails or letters introducing the study, requesting participation and the URL for the online questionnaire were sent to the participants. Two follow-up e-mails or post cards were sent one and two weeks after the initial mailing. For the marathon participants the response rate was only 22.9% and may have reflected relying on a third party provider to send out the e-mail request. For the Senior Games the overall response rate across both survey methods was 62.2%.

#### 3.3.1. Other data sources

Information collected by the GSC about each event was used as supplementary data. The sports commission receives hotel night data from most commercial accommodation providers. They also collect expenditure data using a short

questionnaire and use the NASC formula to calculate direct spending impact (Doshi, Schumacher, & Snyder, 2001). This formula utilizes current spending estimates by youth and adult visitors provided by the Florida Sports Foundation ([www.flasports.com](http://www.flasports.com)). The six event surveys conducted by university researchers provided data on wider range of concepts than that regularly obtained by the GSC. The GSC data acted as a triangulation method for the primary survey data.

### 3.4. Instruments for the six events

Fixed choice self-administered questionnaires were used across all of the events. All of the questionnaires asked similar information and were typically divided into sections containing items measuring purpose of trip (Is the event the primary purpose of your trip to Gainesville? 1 = yes, 2 = no); residency (Are you a resident of Alachua County? 1 = yes, 2 = no); length of stay (How many days and nights in total are you staying in Gainesville including your event participation days and nights? Open-ended response); accommodation type (If staying in Gainesville, what type of accommodation are you using? 1 = Here for the day only, 2 = Hotel/motel, 3 = Bed and Breakfast, 4 = Home of relative/friend, 5 = RV/Camping, 5 = Other); primary motives (The following is a list of reasons you may have for attending the event. The eight motives included socializing, and enjoyment); other activities taken part in during the visit (list of 12 activities including shopping, visit family/friends, eating out); prior visits to the community (Over the past five years, how many times have you taken a trip to Alachua County to attend a sports event?); event evaluation (e.g., Overall event organization 1 = Extremely dissatisfied and 7 = Extremely satisfied); and demographics. Most of the items were measured at the nominal or ordinal levels. These types of questions are commonly used in surveys of sports events (e.g., Daniels & Norman, 2003; Veltri et al., 2009) and more widely in the tourism literature on events and festivals (Getz, 1991) as such questionnaire items provide information about the activities, motives, and other tourism related behaviors of visitors. Another common purpose of such surveys pertains to visitor expenditures (Daniels & Norman, 2003; Gratton et al., 2000). In this study, expenditure data were broken into categories (e.g., accommodation, food and beverage and souvenirs). Participants were asked to estimate the money they and their travel party had spent in the host community over the course of their visit. At the start of 2008, the effects of an impending economic recession were being felt on the tourism industry. Thus, two contingency style questions were included on the archery, softball, and swimming questionnaires to assess the effects of rising petrol prices on decisions to attend the event. These items relate to the call by Fyall and Jago (2009) to understand the effects of external factors such as economic recession on the sustainability of sport tourism.

### 3.5. Data analysis for the six events

The data were analyzed using descriptive statistics: frequencies, percentages, means, medians, and standard deviations. Consistency in question structure and wording across the event questionnaires was applied to rectify compatibility issues where possible.

### 3.6. Participant characteristics for the six events

The focus of this study was on the active or passive event sport tourists who took part in the events. The sample sizes are as follows: marathon ( $n = 68$ ), Senior Games ( $n = 240$ ), archery ( $n = 233$ ), soccer ( $n = 447$ ), softball ( $n = 158$ ), and swimming ( $n = 212$ ). The majority of the passive event sport tourists (spectators) for the youth events were female, while the majority active event sport tourists in the adult sports competitions were male, except for the marathon where 50.7% of the respondents were female and 49.3% were male. The average age was fairly similar (about 42 years) across all events except for the Senior Games where the mean age was 69 years ( $SD = 8.81$  years) which reflects the age 50 prerequisite for taking part in that event. For the adult sports events, the participants were athletes taking part in the event. For the youth events the majority of the spectators were parents (soccer 83.3%; softball 80.4%; swimming 90.4%), followed by other relatives (soccer 4.2%; softball 17.6%; swimming 5.7%). Across all events, most participants indicated average annual incomes of \$40,000 (USD) and above with the majority of the soccer (72.7%) and swimming spectators (55.6%) indicating annual household incomes of \$80,000 (USD) or more. Income was not measured for the marathon participants. In terms of education, with the exception of the Senior Games, where education level was not requested, the majority of participants were college educated. Across all events, the majority of participants and spectators were white.

## 4. Results

### 4.1. Economic indicators

The number of nights and days spent at the destination varied with the duration of the event (Table 1). The mean number of days ranged from 1.30 to 3.58 and the mean number of nights ranged from 1.27 to 3.33. The Senior Games attracted the highest number of day-trippers (74.6%), whereas, for the other adult sports event, archery, almost all of the participants stayed overnight (94.2%). For the youth events, softball spectators had the highest prevalence of day trips at 28.2%, whereas, 78.5% of the soccer spectators, and 82.9% of the swimming spectators reported staying overnight.



Table 1

Patterns of time spent in the community and type of accommodation used.

	Adult sports events			Youth sports events		
	Marathon (n = 68)	Senior Games (n = 240)	Archery (n = 233)	Soccer (n = 447)	Softball (n = 158)	Swimming (n = 212)
Trip type (%)						
Day trip	19 (27.9)	178 (74.6)	14 (5.8)	96 (21.5)	44 (28.2)	36 (17.1)
Overnight	47 (72.1)	62 (25.4)	227 (94.2)	351 (78.5)	112 (72.8)	175 (82.9)
# days & nights M (SD)						
Days	– <sup>a</sup>	1.30 (0.58)	2.42 (0.85)	2.74 (0.98)	3.58 (0.93)	2.73 (0.27)
Nights	–	1.27 (0.14)	2.48 (0.90)	2.03 (0.98)	3.33 (1.26)	2.41 (0.06)
Accommodation (%)						
Hotel/motel	20 (40.8)	21 (77.8)	206 (90.7)	372 (80.0)	107 (95.5)	162 (92.6)
B&B	0 (0.0)	–	3 (1.3)	5 (1.1)	0 (0.0)	2 (1.1)
Friend/family home	26 (53.1)	2 (7.4)	12 (5.3)	11 (2.4)	3 (2.7)	7 (4.0)
RV/camping	1 (2.0)	3 (11.1)	6 (2.6)	3 (0.6)	2 (1.8)	4 (2.3)
Others	2 (4.1)	1 (3.7)	0 (0.0)	4 (0.9) (7.6)	0 (0.0)	0 (0.0)
Room nights <sup>b</sup>	414	63	3415	4545	3500	3007

<sup>a</sup> Measured with a multiple choice question (0 night: n = 6; 1 night: n = 16; 2 nights: n = 9; 3 nights or more: n = 20).<sup>b</sup> Data provided by hotels to GSC.

Table 2

Expenditures of day-trippers and overnight visitors.

Day trippers	Adult sports events (\$)			Youth sports events (\$)		
	Marathon (n = 19)	Senior Games (n = 171)	Archery (n = 14)	Soccer (n = 96)	Softball (n = 43)	Swimming (n = 33)
Total expenditure (US\$)	95.64	169.76	123.13	206.45	199.95	147.63
Daily expenditure (US\$)	95.64 <sup>a</sup>	169.76 <sup>a</sup>	123.13 <sup>a</sup>	206.45 <sup>a</sup>	199.95 <sup>b</sup>	147.63 <sup>b</sup>
Overnight visitors	Adult sports events (\$)			Youth sports events (\$)		
	Marathon (n = 45)	Senior Games (n = 62)	Archery (n = 221)	Soccer (n = 351)	Softball (n = 109)	Swimming (n = 164)
Total expenditure	316.57	275.66	560.43	649.87	828.94	586.64
Daily expenditure	158.29 <sup>c</sup>	137.83 <sup>c</sup>	186.81 <sup>d</sup>	216.62 <sup>e</sup>	207.23 <sup>f</sup>	195.55 <sup>d</sup>

Note: The sample size (n) of each event is not the same with that of non-residents due to missing data. Daily expenditure was calculated by dividing total expenditure by the median value of stay days (1 day).

<sup>a</sup> The median value of travel party size was 2 persons.<sup>b</sup> The median value of travel party size was 3 persons.<sup>c</sup> The median value of stay days and travel party size was 2 days and 2 persons respectively.<sup>d</sup> The median value of stay days and travel party size was 3 days and 3 persons respectively.<sup>e</sup> The median value of stay days and travel party size was 3 days and 2 persons respectively.<sup>f</sup> The median value of stay days and travel party size was 4 days and 4 persons respectively.

The majority of participants and spectators stayed in hotels generating 14,980 total hotel room nights across the six events. The number of hotel room nights ranged from 63 for the Senior Games to 4545 for soccer. Only 40.8% of the marathon participants reported staying in a hotel. This event had the highest portion of participants across the six events staying with friends and family (53.1%). The percentage of respondents staying in a hotel/motel ranged from 40.8% (marathon) to 95.5% (softball).

The median daily expenditure across events ranged from \$95.64 to \$206.45 (USD) for day-trippers and from \$137.83 to \$216.62 (USD) for overnighters (Table 2). The average travel party size ranged from 2 to 4 people. In terms of total expenditure across the event for those who spent the night in the community, the softball spectators reported the highest at \$828.94, followed by soccer at \$649.87 (USD). For the adult sports events, the archery participants reported the highest total expenditures at \$560.43 (USD).

For three events, archery, softball, and swimming, participants were asked about the influence of the rising price of petrol on their travel plans to attend the respective tournaments. Just over half of the archery participants (50.6%) reported that the price of petrol had influenced their travel decisions with comments such as choosing to participate in less events (n = 35) and carpooling to save money (n = 12) mentioned. Petrol prices peaked to record high prices in Florida on July 15th, 2008 just after the softball event at \$4.05 (USD) per gallon (www.gasbuddy.com). Just under 72% of spectators reported that petrol prices had not influenced their travel plans for attending the tournament. Of those who had changed their plans, spending less money on other activities (n = 9) and carpooling (n = 7) were cited. The most frequent sentiment was that they would be willing to travel irrespective of petrol prices so that they could support their daughters (n = 58). Among the swimming

**Table 3**  
Participant motivations.

	Adult sports events			Youth sports events		
	Marathon <sup>a</sup> (n = 68)	Senior Games (n = 240)	Archery (n = 233)	Soccer <sup>a</sup> (n = 447)	Softball (n = 158)	Swimming (n = 212)
Competition	–	104 (63.0) <sup>b</sup>	218 (91.2)	–	135 (85.4)	165 (77.8)
Enjoyment	–	18 (11.0)	156 (65.3)	–	85 (53.8)	32 (15.1)
Socializing	–	5 (3.0)	108 (45.2)	–	37 (23.4)	25 (11.8)
Support my child	–	–	–	–	48 (30.4)	155 (73.1)
Challenge	–	–	137 (57.3)	–	43 (27.2)	39 (18.3)
Relaxation	–	1 (1.0)	78 (32.2)	–	18 (11.4)	6 (2.8)
Exercise	–	16 (9.7)	53 (22.2)	–	10 (6.3)	16 (7.5)
Novelty	–	–	19 (7.9)	–	7 (4.4)	7 (3.3)
Other	–	18 (10.9)	15 (6.3)	–	0 (0.0)	3 (1.4)

Note: Measured with a multiple response question.

<sup>a</sup> The questionnaire did not include the motivations items.

<sup>b</sup> The numbers in parentheses are %.

spectators, 78.1% indicated petrol costs had not influenced their plans to attend the swim meet (by this time petrol prices had decreased to \$1.79 December 3rd, 2008). While some spectators reported they had attended more local swim meets ( $n = 16$ ) and had car pooled ( $n = 4$ ), again the most commonly reported sentiment was that as long as their children were competing, they would not be influenced by petrol prices ( $n = 36$ ). The overall direct spending impact ranged from \$28,040 (Senior Games) to \$2,302,298 (soccer) with a total of \$6,105,210 (USD) for all 6 events. The youth events of swimming (\$1,115,048) (USD) and softball (\$1,061,848) (USD) had high overall direct spending impacts for the community as did archery (\$1,204,488) (USD).

#### 4.2. Social indicators

Across all events the top activity was eating out ranging from 51.2% (Senior Games) to 90.9% (swimming). Among the adult sports events, shopping was the next frequently cited activity (21% Senior Games; 37.1% archery). Among the youth events, shopping was also the second most ranked activity (56.4% soccer; 52.3% softball; 50.9% swimming), followed by attending a sports event at the university (19.1% softball; 14.2% swimming). For the soccer participants, a special event was organized by the university soccer team, and 53.2% reported attending this. The softball spectators also reported visiting friends and family (17.1%), as did 10.8% of those attending the swimming event.

When asked about the primary purpose of their trip, between 94.3% (softball) and 98.8% (Senior Games) indicated that the event was their primary trip purpose. When asked about their motivations, the primary motivation for attending or participating in the event was the competition (Table 3). Over 90% of the archery participants cited the competition, followed by enjoyment. For the softball and swimming events the motive “to support my child” was included and 73.1% of the swimming spectators cited this. Among the adult sports participants, 45.2% of the archers reported socializing as a motive.

Most of the event participants and spectators had visited the community before from a low of 29.4% for the marathon to a high of 83.9% for the Senior Games (Table 4). Among the soccer spectators proportionately there were also many first time visitors of whom only 39.1% indicated they had visited the host community previously. When asked about intent to return to the community for vacation, the means ranged from  $M = 6.31$  (swimming) to  $M = 5.83$  (soccer).

**Table 4**  
Previous visits, event satisfaction and revisit intentions of participants.

	Adult sports events			Youth sports events		
	Marathon (n = 68)	Senior Games (n = 240)	Archery (n = 233)	Soccer (n = 447)	Softball (n = 158)	Swimming (n = 212)
Previous visit (%)						
Yes	13 (19.1)	138 (83.9)	190 (79.5)	177 (39.1)	131 (83.2)	137 (79.7)
No	55 (80.9)	27 (16.1)	49 (20.5)	276 (60.9)	27 (16.8)	75 (20.3)
Satisfaction <sup>a</sup> M (SD)						
Event administration	– <sup>c</sup>	5.71 (1.41)	– <sup>c</sup>	5.78 (1.15)	5.29 (1.10)	5.93 (1.15)
Event organization	–	5.66 (1.60)	–	5.94 (1.02)	5.21 (1.13)	5.77 (1.00)
Facilities quality	–	5.70 (1.52)	–	5.66 (1.26)	5.06 (1.36)	5.78 (0.96)
Satisfaction <sup>a</sup> M (SD)	5.82 (0.84)	5.81 (1.41)	5.39 (1.01)	5.95 (1.01)	5.33 (1.04)	5.88 (0.97)
Revisit intention <sup>b</sup> M (SD)	– <sup>d</sup>	6.28 (1.24)	6.23 (0.81)	5.83 (1.49)	5.99 (1.19)	6.31 (1.13)

<sup>a</sup> Overall satisfaction was measured by using a 7 point scale (1 = Extremely dissatisfied to 7 = Extremely satisfied).

<sup>b</sup> Measured using a 7 point scale (1 = Extremely unlikely to 7 = Extremely likely).

<sup>c</sup> Event satisfaction items not included.

<sup>d</sup> Measured with a yes–no question (yes = 87.3%, no = 16.7%).

Regarding satisfaction levels with the event, the responses revealed high satisfaction levels with all 6 events ranging from  $M = 5.33$  (softball) to  $M = 5.95$  (soccer). In terms of overall satisfaction, means ranged from  $M = 3.9$  (archery) to  $M = 5.82$  (marathon). All events were rated high for organization ( $M = 5.21$ , softball to 5.94 soccer) and quality of the facilities ( $M = 5.06$  softball to  $M = 5.78$  swimming). All of the events used volunteers from the local community for a total of 275 people across all events. The marathon used  $n = 100$  volunteers, the Senior Games  $n = 20$ , Archery  $n = 20$ , soccer  $n = 100$ , softball  $n = 15$ , and swimming  $n = 20$ .

#### 4.3. Environmental indicators

All events used existing facilities and city infrastructure. The marathon used the city streets early on a Sunday morning. The Senior Games is a multisport event and used sports facilities all over the city such as gymnasiums for basketball, local parks and recreation swimming pools and tennis courts, and for cycling the Gainesville Raceway (a professional motor sports venue). The archery tournament used the grounds surrounding the Gainesville Raceway. The soccer event used venues spread across neighboring towns and the university. The softball tournament used a private sports park as its venue, and the swimming event used the university Olympic size regulation pool. When asked about recycling policies at these venues the Executive Director said "Most of the rented facilities have recycling." The GSC relies on the recycling practices and policies in operation at the various venues rather than implementing their own recycling program at each event.

In terms of the promotion of environmental quality, during the time period of the study the Executive Director of the GSC together with a former elected city official spearheaded the Wild Spaces and Public Places sales tax initiative. The goal was to raise funding for improvements for parks and recreation facilities and to provide funds to purchase ecologically valuable land in the county. By December 31st, 2010, \$32.1 million (USD) had been raised (Curry, 2011). Over 82% is allotted for public projects and various city parks and recreation facilities have already received funding for improvements, and 17.6% is targeted for wild spaces projects and has been used to acquire environmentally sensitive land (Alachua County, 2010).

#### 5. Discussion

This study examined the proposition that small-scale event sport tourism and the workings of a local sports commission constitute a form of sustainable tourism development for the host community. In reviewing the data collected from six events over an 18-month period, in addition to information provided directly by the sports commission, the three pillars of sustainable development and tourism were examined.

For sustainable tourism, the economic pillar refers to the impact of tourism on the financial wellbeing of the local community, often indicated by jobs and injections of money from outside (Henderson, 2007). While the sports commission provides few full-time jobs, the economic benefit from their work comes in the form of attracting active and passive event sport tourists to the community. Expenditures by the participants on hotels, restaurants, and other goods and services constitute direct economic impact for the community (Veltri et al., 2009). Although as Daniels and Norman (2003) point out, the structure of an event can also influence participant length of stay. For example, among the adult events, the archery participants averaged two nights compared to the marathon and Senior Games participants where many of them were day-trippers. Some of the difference in these patterns can be attributed to the nature of the event in that the archery tournament was a regional event and drew participants from a wider geographical area, and the length of the event encouraged overnight stays. In contrast, the marathon was only in its second year and was a one-day event. The Senior Games was one of several opportunities offered at the state level for athletes to qualify for the state level games to be held later that year, and tended to draw from a smaller geographical area. The GSC had experimented with ways to increase the length of stay of the Senior Games participants by introducing other attractions into the event experience. Despite the use of an event augmentation strategy designed to capitalize on the synergy between economic and social leveraging (Chalip, 2006), almost two thirds of participants were day-trippers and did not arrive until the day of the event. In subsequent years, the marathon has also been increased to a two-day event with other running competitions on the day before the actual marathon to encourage wider participant base, and possibly longer stays in the community (Gibson, Chang, Kang, & Jun, 2009). Moreover, as the marathon becomes established on the annual running calendar and builds a reputation as a good event, it may draw participants from further afield necessitating overnight stays.

Veltri et al. (2009) suggested that small-scale sport tourist events have the potential to provide more economic benefit for smaller communities than larger events as they have an overwhelmingly positive impact with very little strain on the local community resources. In this study, all of the events generated substantial overall direct spending amounts from the expenditures of the event participants. The soccer and softball events generated the highest expenditures among all of the events. This provides support for Daniel and Norman's (2003) finding that youth sports tend to generate more positive economic impact among small-scale sports events. Moreover, each of these events was for girls and also supports Schumacher's (2007) observations that girls' sports events tend to be associated with higher expenditure patterns. Among the adult events, the archery tournament generated the highest expenditures likely due to the length of stay in town as discussed above.

There is some evidence of Fyall and Jago's (2009) call to examine external factors that may affect sport tourism and the economic benefits that accrue from hosting these events. Indeed as Liu (2003) cautioned, the sustainability of tourism can be negatively impacted by various external factors such as an economic recession. Half way through the study period the effects



of an economic recession and inflation were becoming evident and so event participants were asked about the impact of rising fuel prices on their decisions to attend this, and other events. Among the youth sports events, the overwhelming response was that the parent's responsibility for the happiness and well-being of their child was more important than rising prices. Thus, if they could, the participants indicated they would continue to support their child's sports participation by cutting back on other expenditures. In contrast, among the archers there was some concern that they would not be able to continue their participation. Indeed, there was already evidence that some archers had reduced travel associated with their sport. In terms of consistency of tourist flows (Higham, 1999) as a measure of sustainability, it may be that in times of economic uncertainty communities focus more on youth sports in their event portfolio as parents may be more likely to continue to fund their child's travel to take part in various tournaments.

Overall, in terms of the economic dimension of sustainability it appears that the work of the GSC and their focus on small-scale sport tourism provide positive economic benefit for the community in terms of hotel room nights and expenditures on other goods and services at times when there are few other tourists in the community (Daniels & Norman, 2003; Veltri et al., 2009). Even when over or underestimation is taken into consideration, the cost-benefit (Mules & Faulkner, 1996) of hosting these events for the community is still positive on the economic dimension. The supplemental data from the GSC also helped to triangulate the data from the event surveys.

The social dimension of sustainable tourism often focuses on the positive and negative effects on the local people. However, using a more holistic definition of the term social, analyses of the social dimension encompass both the local people and the tourist experiences (Cater, 1993; Liu, 2003; UNWTO, 1993). In terms of the sport tourists, the vast majority indicated that the primary reason for their visit was to take part in the event and as such further supports the contention that small-scale sport tourism is a way of managing tourist flows in a community (Horne, 2000). In turn, this type of tourism can be used to offset seasonal downturns (Higham & Hinch, 2002), thereby, contributing to the sustainability of a tourist industry (Liu, 2003). However, part of tourist demand and social sustainability is the understanding of the relationship between tourist motivation, the ability of a destination to meet those motives, and the overall satisfaction of tourists with their visit (Beioley, 1995; Cater, 1993). The primary motivation reported by both spectators and athletes across the six events was competition, followed by enjoyment. Among the youth events, parents cited "supporting my child," and among the archery participants, in particular, socializing was mentioned.

Tourist satisfaction is related to the congruency between motives and the extent to which a tourist experience satisfies those motives (Gnoth, 1997; Yoon & Uysal, 2005). Indeed, Beioley (1995) identified tourist satisfaction with a destination as one of four characteristics contributing to sustainable tourism. Across the six events, participants reported high satisfaction with both the event and the community as an event tourism destination. Event satisfaction was related to such facets as the quality of the sports facilities, officiating, and execution of the event. In terms of the destination itself, most of the event participants rated the community highly. Intent to take part in the event again (revisit) and to recommend the event and the destination to others is related to tourist satisfaction (Bigné, Sánchez, & Sánchez, 2001). These measures of loyalty are particularly important to the work of a local sports commission like the GSC as their portfolio includes two-thirds of events that take place on an annual basis. Therefore, tourist satisfaction is of paramount importance as it indicates the likelihood that the sports commission will have a consistent flow of participants, which is ultimately linked to the sustainability of small-scale event tourism for the community.

In terms of general exposure to the community outside of the events, most participants reported eating out and shopping as their most frequent activities. This finding is consistent with most other studies on small-scale sport tourism (Daniels & Norman, 2003; Veltri et al., 2009; Wilson, 2006). Unless organizers provide food as part of the event, all tourists need to eat, and so a supply of restaurants that cater to the tastes and price requirements of the event participants will also be part of the success of a small-scale sport tourism initiative and its overall sustainability. Shopping and participation in other activities are likely to be related to the structure of the event. Events with tighter schedules and little free time for event participants tend not to facilitate participation in other available activities (Daniels & Norman, 2003). Moreover, understanding the motivation and interest in other activities as an event sport tourist is also important in spreading the benefits generated from an event and facilitating contact between tourists and the locals.

A consistent finding among sport tourism researchers is that sport tourists are interested in little else other than the sport and it is hard to entice sport tourists to take part in other community activities, including shopping when they are in town for an event (e.g., Gibson, Willming, & Holdnak, 2003). Ways to encourage participation in other activities may be to organize compatible activities with the event and to build downtime into an event so that there is time for sightseeing or shopping (Daniels & Norman, 2003). The GSC uses various strategies to organize compatible activities. For example, at the soccer event the Gainesville Soccer Alliance (GSA) a partner of the GSC includes an exhibition soccer game by the local university team for the event participants. Over half of the event participants surveyed reported that they attended this event. Such events not only add to the satisfaction of the event participants but also are frequently enjoyed by the locals and may contribute to the quality of their lives by providing entertainment and a general sense of pride from sharing their community with visitors (Ziakas, 2010). While pride and quality of life were not directly measured in this study which is a limitation, similar studies do report an enhanced sense of pride and quality of life as a result of hosting small-scale sport tourism events (Horne, 2000; Veltri et al., 2009; Walo et al., 1996; Ziakas, 2010), and thus, contribute to the social sustainability of tourism in a community (Liu, 2003).

This study examined the participation of volunteers in the execution of the events as a social indicator of sustainability. In the case of the GSC, many of the volunteers were students at the local university who were seeking hands-on experience in



event management and execution. Thus, their participation had the added benefit of contributing to the students' education and helping to bridge the divide between the university and the local residents. Horne (2000) and Ziakas (2010) noted, having a regular portfolio of events results in building a skilled group of volunteers within a community able to help with future events. For the GSC, many of the students volunteer repeatedly over the course of their college career and are a valuable resource in facilitating the sustainability of the GSC's event portfolio.

The environmental pillar of sustainable tourism relates to ecological change brought about by tourist activity and development of infrastructure. It can incorporate such dimensions as carrying capacity, overcrowding, recycling, resource use, and infrastructure development. One of the biggest ecological changes associated with mega sporting events is the development of new infrastructure and the influx of people during the events (Chernushenko, 1996). Small-scale sport tourism usually works with existing facilities, as there is likely to be little funding to build new ones, and also within the carrying capacity for the community in terms of hotel space, sports facility capacity, and transportation limits. All of the events in this study used existing facilities ranging from municipal parks and recreation facilities, private sporting facilities, and those of the university. The GSC did mention that its recycling policy for each of its events was tied to the practices implemented at each individual facility and as such might be something they consider standardizing in the future. However, in terms of facility use, all of the events were tied to existing facilities. The bid process for an event also reinforces this relationship as each bid document included information about the quality of the facilities (competition standards for each sport), carrying capacity for each facility, and hotel rooms available. This process ensures that the events hosted are appropriate in size and capacity for the community (Higham, 1999). Moreover, as Chalip (2004) suggested, if events hosted by a community are compatible with the overall image of a community they tend to be more successful and ultimately self sustaining.

The GSC is also involved in environmental advocacy and policy for the local community. As Beioley (1995) noted as one of his four characteristics of sustainable tourism, businesses need not only guard against overuse of the local environment but also show respect for it. Advocating for parks and protection of fragile natural environments exhibits this respect and while provision of parks and recreation facilities can ultimately help the GSC by providing additional venues, land that is dedicated for park use or protected for its ecological value is also associated with environmental stewardship (Carr, 2002). Thus, while the GSC may be unique in this aspect of the environmental pillar of sustainable tourism, it provides a model for other sports commissions and tourism providers. As Beioley pointed out, the tourism industry as a whole should not be focused solely on their destination but be aware of the environment as a whole if tourism is to be sustainable. The GSC's advocacy for park land and the protection of ecologically sensitive places demonstrates such awareness.

The findings of this study also provide support for Wilson's (2006) contention that a Type E event should be added to Gratton et al.'s (2000) event typology. It may be that Type E events, (that is those minor events, often with more competitors than spectators, little national media coverage and limited economic activity), are the model for sustainable tourism development through sport tourism.

## 6. Conclusion

In advocating for small-scale event sport tourism as an alternative to the negatives associated with hosting large-scale events, Higham (1999) suggested that such events promote a consistent flow of visitors, use existing facilities, and are of a size that is compatible with the host community. The events studied in this paper and the work of the GSC as a whole match these requirements. Taking a lead from discussions in the wider tourism literature about sustainability (Liu, 2003), and the sport tourism literature in particular (Fredline, 2005; Fyall & Jago, 2009; O'Brien & Chalip, 2008), we suggest that small-scale sport tourism can be a form of sustainable tourism for a community. A small-scale sport tourism portfolio is compatible with and contributes to the economic, social, and environmental pillars of sustainable tourism. Such a sustainable tourism strategy may not be appropriate for all communities. However, for a community such as Gainesville with a passion for sports, an inventory of sports facilities, hotel capacity, volunteer pool, and an innovative sports commission, small-scale sport tourism appears to be an appropriate form of sustainable tourism for the community.

This is one of the first attempts at combining both a conceptual and empirical sustainability analysis in a small-scale event sport tourism context. Moreover, our approach meets Ziakas' (2010) call for more empirical research that focuses on the "the value of an event portfolio as a tool in development strategies" (p. 147). The data used in this study were not collected with the intent of comparing across events, and so, one of the limitations of this research is the incompatibility or lack of data for certain events. We feel that this did not hinder the overall purpose of this paper. However, we would recommend in future studies that a standardized instrument is used to facilitate comparison across events. By comparing the results from this study to those of Daniels and Norman (2003) it is interesting to see the similarities in event related behaviors, motivations, and expenditure patterns. Thus, while we would caution against the wide-scale generalizations of our findings, the similarities between the two studies suggest that the findings may be generalized to other communities with comparable small-scale events. The data are also descriptive and should be viewed as providing support for the wider conceptual proposition that small-scale events can be considered a viable form of sustainable tourism. For future research we suggest that studies of this type should incorporate more indicators of social and environmental impacts of small-scale events. Regarding the environmental aspects of small-scale event sport tourism, we know very little. Thus, future investigations with an environmental focus are certainly warranted. We also suggest that scholars focus on the interrelationships of events in a community's event portfolio (Ziakas, 2010) and strategies to cross leverage economic, social,

and environmental benefits (O'Brien & Chalip, 2008). Our study is a first step in proposing that small-scale event sport tourism might be viewed as a viable form of sustainable tourism development for many communities.

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# APPENDIX VIII





# Tourist Towns



**PARKS AND RECREATION DEPARTMENTS ACROSS THE COUNTRY ARE INVESTING IN SPORTS TOURISM.**

**BY EMILY ATTWOOD**

In 2005, parks and recreation operations manager Joel Dunn approached the Carson City, Nev., convention and visitors bureau with a proposal to boost sports tourism in the city. "When we originally started the campaign, the intent was to bring in some additional tournaments so that we would reap the benefits of our concessions sales," Dunn says. "We knew that if we could bring in a few more thousand dollars from concessions each year, we could offset some of the operational costs of our programs for our residents."

It paid off. The bureau's grant of \$15,000, which covered costs such as event staffing and facility operations, allowed

Dunn to bring in 12,000 visitors from outside of a 100-mile radius and more than \$3.6 million in local spending. For the 2012-13 tournament season, the bureau has invested nearly \$71,000, and Dunn estimates that the campaign is on track to bring in \$18.5 million to Carson City's economy.

Dunn has spent the past seven years attracting and growing tournaments in Carson City, as well as building support among businesses and residents. The local hotel industry was on board relatively early. "About halfway through this campaign we had one of our major lodging properties say that if it were not for sports tourism, they would have had an eight percent occupancy rate and more than





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likely would have had to shut their doors," Dunn says.

From amateur youth tournaments to NCAA tournaments, communities are vying to land a piece of the largely recession-proof action. According to a 2012 report from the National Association of Sports Commissions, visitors spent more than \$7.6 billion on sports travel in 2011, a 6.5 percent increase over the previous year. Most of that is spent locally on food, lodging and retail, providing a significant economic boost that's good for everyone in the community, including the parks and recreation department. Once seen as an intrusion into resources intended to serve the local community, sports tournaments are now embraced by many parks and recreation departments.

"What we're seeing is a gradual confluence of mutual interest," says NASC executive director Don Schumacher. "Ten years ago, parks and recreation departments were

of parks and recreation Michael Golden of the sports tourism efforts in Chesterfield County, Va. "Our last fiscal year, we had a 46 percent increase in sports tourism over the fiscal year before, up to \$20 million. Our budget went up by between \$67,000 and \$70,000 to handle the increased volume."

**T**hough the outcome speaks for itself, convincing residents that giving up use of a field or facility for a day or a weekend here or there will actually benefit not only them but the entire local economy requires a bit of work. "I've got youth and adult participants paying for our recreation programs, and they don't want to lose a Friday night coed softball game for the sake of a tournament," says Dunn.

"It's really a culture change," Golden says. "The local sports organizations think, 'I've got my fields, that's all I care about.' But if they want to participate in some of these events, if they want nicer

What typically will happen is, **once you reach that higher plateau of quality, you don't drop back.** And then, quite frankly, it becomes a matter of pride.

very defensive when someone from a sports commission or convention and visitors bureau approached them about a tournament. But as departments have been under budgetary pressures, they have realized that if they can demonstrate that their facilities are valuable as a resource to attract visitors and spending, then they can be seen as part of the economic development engine in the community, instead of an expense line in the budget."

"The figure we use is \$208 per day per visitor — that is what gets spent in the local community," says director

facilities, we've got to pay the bills somehow."

The shift requires focusing not on what a recreation department or its users must give up, but what they stand to gain. The city of Columbus, Ind., got into the tournament hosting business in 2004 with the United States Specialty Sports Association Girls' Fastpitch World Series and a few smaller events. "It was ideal for parks and recreation," says director of sports tourism Jim Dietz. "For the most part, a lot of their facilities were sitting vacant on weekends. They had a lot of leagues during the week, but

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nothing on weekends. It was perfect to take an existing facility, without spending additional money, and bring in a tournament."

A little extra money can make a big difference for a parks and recreation department, though not necessarily in ways that are noticed by users — Dunn says that although his department's budget has been cut 13 percent over the past five years, it has been able to maintain its staff and programming thanks to the added revenue. More noticeable to users are the improvements in facilities that come along with sports tourism. "Whenever you hold a tournament, especially a rather significant regional or national tournament, you upgrade the quality of your field and your facilities," says Dietz. "You might fertilize the grass a little bit more or irrigate more. What typically will happen is, once you reach that higher plateau of quality, you don't drop back. And then, quite frankly, it becomes a matter of pride for your parks and recreation department."

This year, the city of Columbus has 80 scheduled sports events. To keep up with demand, the city has upgraded its facilities and added a new irrigation system to bear the added use. "We have some 35 soccer fields, depending on the configuration," Dietz says. "It was a combination of the revenue from the tournaments and some money that was given through the city to enhance it. It was given because of the potential money we could get from hosting soccer tournaments, but we also use that facility for rugby and will use it down the road for field hockey and lacrosse."

Sprucing up existing facilities is just the beginning,

It was perfect to take an existing facility, without spending additional money, **and bring in a tournament.**

says Schumacher. "One of the really big benefits is that everyone is able to show the value of these facilities, and then the question comes up, 'Do we need more sports facilities?' And then, 'If we somehow make them available, how many more tournaments could we host that would bring more visitors to town?' Cities can't possibly host tournaments all the time, which means fields are available to the public a lot of the time."

The added space means local organizations that utilize parks and recreation facilities don't have to compete with each other and can expand their programs, which in turn leads to more revenue for the recreation department to support and expand its own programs. Participation is further fueled by sports events themselves. Even when

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they can't use the facilities, events provide an inexpensive form of entertainment for local residents, as well as expose youths to different sports and possibly motivate them to be more active.

Getting communities on board to use existing resources is one thing, but investing in a larger, regional sports park, which is becoming almost essential for sports tourism campaigns to remain competitive, is a harder sell. "The past couple years have been focused on community awareness and trying to find additional revenue to invest in a regional park for the city," says Dunn. "The one thing we're lacking in Carson City is that reinvestment in our own sports fields. In order to continue to expand, we're going to have to look at building a regional park."

In August, residents in Frankenmuth, Mich., headed to the polls to vote on whether a tax increase would fund the construction of a new recreation center. The design was not very different from other recreation centers: an indoor facility with a track, multiuse courts and meeting rooms, and 13 outdoor athletic fields, a playground, a splash park and concessions areas. Unlike other facilities, however, the Frankenmuth Recreation Center would be completely free for residents, relying solely on revenue from sports tournaments to fund its upkeep.

"This is an amenity that will keep kids in the gyms and on the fields instead of getting into trouble elsewhere," Chris Rittmueller, president of the Frankenmuth Youth Sports Association, told *The Saginaw News*. "It is a positive in terms of bringing people into Frankenmuth, hopefully bringing young families into Frankenmuth and giving our residents a place to stay active, free of charge for city residents."

The sports association spent six years developing a plan for the center, which included a cost analysis to determine the number of tournaments required to break even. But as good as the concept was in theory, investing in a self-sustaining recreation center required a greater leap of faith than the residents of Frankenmuth were willing to take, and voters turned down the proposal. Said Rittmueller in a statement, "I've had people I consider friends ask me questions about it, listen to me explain the way in which it will operate, and basically say, 'Well, that's what you say.'"

Convincing a community to pay higher taxes to fund a facility to be used by outside groups has a low success rate, but residents are more accepting of an increase on services primarily used by visitors, like restaurant or hotel taxes. In July, the City of Elizabethtown, Ky., opened one of the largest sports parks in the country, featuring 24 lighted fields. The \$29 million project was financed by a two percent increase in restaurant sales tax. "Yes, the residents are paying for it every time they eat out, but it's a tourist area," says Schumacher. "The largest percentage is actually being borne by people coming to Elizabethtown for sports purposes or going to Fort Knox for military purposes, whatever it is."

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Officials in Virginia's Chesterfield County have taken a slightly different approach to providing tournament facilities. While they have invested in their own resources, the county has also encouraged local nonprofit groups to build facilities. The county helped fund construction of 12 synthetic turf fields at the privately owned River City Sportsplex. In exchange, it holds a long-term lease that allows the parks and recreation department to use the fields during the week, increasing what it can do with its own programming. By pooling county and nonprofit resources, the two groups are able to host larger tournaments than either could individually. Even when county facilities are not being used for tournaments, everyone still benefits, Golden says. "My view is that as long as it's happening in the county and folks are coming and staying in our hotels and our kids can come and watch, it doesn't matter if it's private

or public facilities; it's good for us."

Having a state-of-the-art facility at your disposal doesn't guarantee success, however. Community support is needed not only to build a facility, but also to supply the other necessary elements of a successful tournament. About 30 miles away from Carson City, the City of Sparks opened its Golden Eagle Regional Park in 2008, featuring 1.4 million square feet of synthetic turf, the largest single installation in North America. "We did have some competition," says Dunn, "but with the location of the fields — it's about 35 or 40 minutes north of Reno/Sparks, and they just haven't seen businesses grow in that area, so there's no lodging — if you're playing out there, you're a minimum half-hour drive from where you're going to stay."

"What's really looked upon is the facility, the number of fields available, and whether they fit with



PHOTO COURTESY OF CITY OF COLUMBUS

### BY ALL MEANS

From tournaments to triathlons, myriad opportunities exist for communities to bring in outside visitors — and their spending.



the size of the tournament,” says Ron Radigonda, executive director of the Amateur Softball Association/USA Softball of the association’s bidding criteria. “We have 150 teams a year at some of our tournaments. In order to best accommodate that, you need 15 fields in close proximity that are all of suitable quality. Then, do they have the corresponding number of hotel rooms that can handle the number of visitors?”

The ASA awards bids for its 115 tournaments at its national convention every November and looks at a variety of factors that the bidding city or organization must have considered. The best bids cover all the bases, including marketing, facility use, hotel availability — areas over which no one city department or organization has complete expertise, nor the resources to take on.

“If you can get the convention and visitors bureau, the sports commission and the parks and recreation department together, it’s going to be a successful event,” says Radigonda. “The city is actually putting the bid in and going forward using the three prongs: the marketing aspect of the CVB; the relationship building of the sports commission; and the work of the park and recreation people to put the tournament on. That’s a pretty empowering group that some cities have figured out and embraced.”

There is one more element that is essential to the success of a sporting event — local sports organizations. For them, the benefits of sports tourism extend beyond improved facilities, providing more incentive for them to give up not only their facilities for a tournament, but their time, as well.

“Here’s the normal scenario,” explains Schumacher. “The parks and recreation department has leased fields to a club, and the club is responsible for all maintenance and must keep the facility in at least the condition it was in when the lease was signed. The club has to go out and figure out how to pay for all of

that maintenance. The beauty of the tournament is that a club can earn money, the department can rent the facility, the event takes place, the visitors come to town, and they leave money behind.”

Clubs may work with a sports commission or the local CVB to bid for a tournament, but the development of local, grassroots tournaments is becoming more common. “They’re essentially locally owned and controlled, and they grow every year,” says Schumacher. Because they originate from within the community, they tend to sidestep objections over local versus tourist use of facilities. Moreover, there is no bidding process required for recurring events.

“It’s a lot easier to keep an existing customer than recruit a new one,” says Golden. “Our focus is on keeping and growing the events we have, helping our local groups and start small, rather than going out and bidding on a

tournament that might come one time and not again for 10 years.”

Even if they’re not involved in the initial bidding of a tournament, local leagues can still play an important role in organizing and hosting a tournament. “We depend not on the county but sports groups to bring volunteers to run these events,” Golden says. “Our role is to provide nice facilities so that people will want to come back again. You put the tournament on; we’ll help you with the facilities.”

“It takes a small army to run a successful tournament,” says Dunn, but it’s worth it. “A lot of communities are missing the boat on this. If you have the resources, the fields, the rooms to bring these tournaments in, you really need to do it.”

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# APPENDIX IX

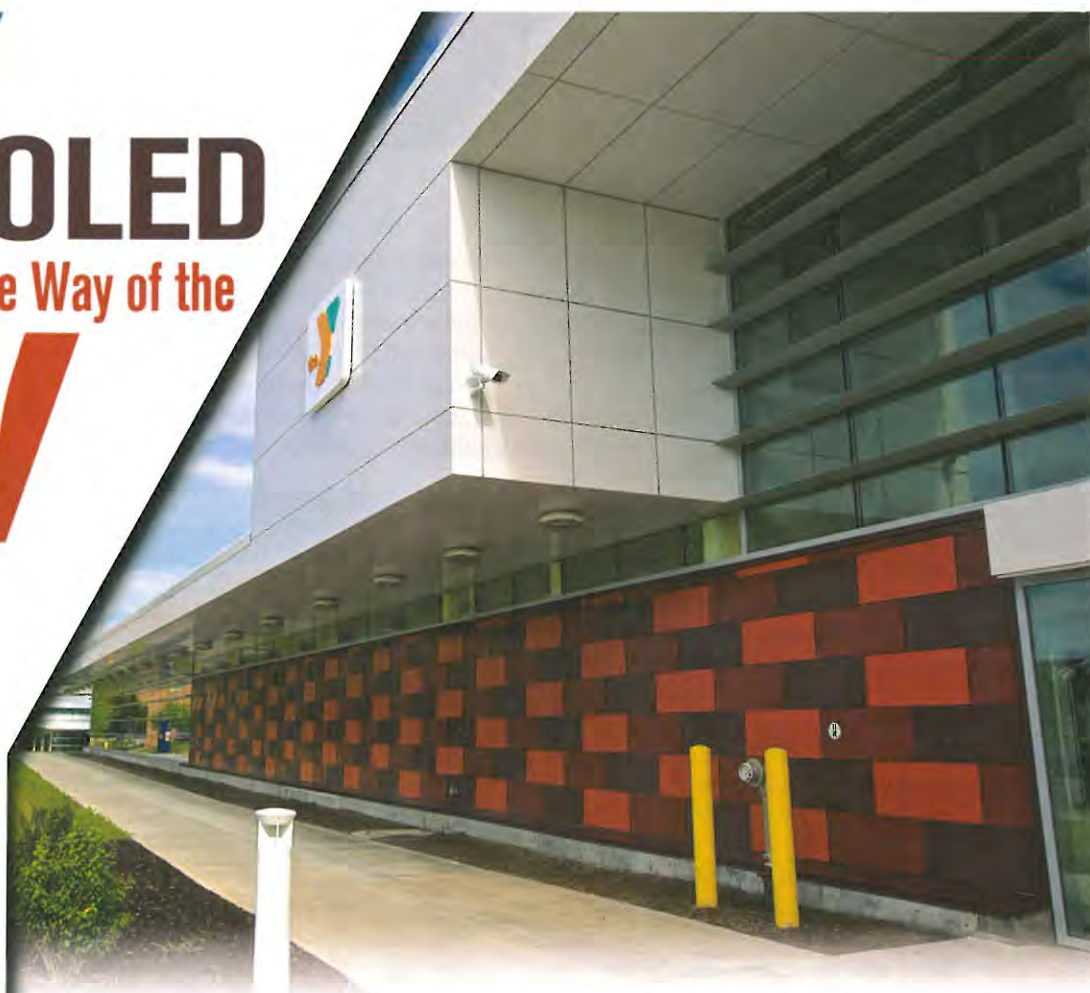




# SCHOOLED

in the Way of the

# Y



**Partnerships between colleges and YMCAs bring more fitness opportunities to smaller campuses. BY EMILY ATTWOOD**

**M**ulti-million dollar state-of-the-art student recreation and wellness facilities are de rigueur on major college campuses, as students expect more out of their educational experience than just a degree. That expectation is trickling down to even the commuter and community college levels, where offering such amenities hasn't been considered feasible. "The students have wanted to be able to build a student center and exercise facility that would provide a sense of community and a reason to be on campus outside of academics," says Harlan Patterson, vice chancellor of Administrative Services at the University of Washington Tacoma, which started out as a commuter college in the 1990s but has since grown into something more.

The university did have the space to build such a

facility, but lacked the experience to run it. That's where the YMCA of Pierce and Kitsap Counties came into play. "We have a huge compatibility of missions," Patterson says. "We're about building healthy communities through healthy mind and body. We're a little bit more on the mind and the Y's a little bit more on the body, but we both agree that it's good to have both components."

"It made sense to work together," agrees Ronn McMahon, senior vice president of financial development and strategic collaborations for the YMCA of Pierce and Kitsap Counties. "They have the ability to build a facility and we have the operational experience and skills to run it. This partnership was so compelling that although we didn't have plans to build another downtown location, because of the university's desires and needs long-term, this just made a lot of sense for us."

And thus the plan for **University Y**, as it will be known when it eventually opens, was set into motion.

## UNIVERSALLY UNIQUE

Public-private partnerships are becoming more common, and although partnerships between colleges and YMCAs are rare, they're not unheard of. The idea that sparked the partnership in Washington was one that UW Tacoma's chancellor had brought with



### University Y

**Location:** Tacoma, Wash.

**Opening:** Late 2014/2015

**Owned by:** University of Tacoma Washington

**Managed by:** YMCA of Pierce and Kitsap Counties



can think about is doing it again is not unique to CrossFit. It's unique to activities that people enjoy. Just ask the middle-aged mom who just took BodyPump class for the first time and didn't think she would finish.

As for fitness professionals, we'd ask you to relax, too. CrossFit is exercise. Sure, people are going to get hurt, but people get hurt lifting, running, doing ballet and playing summer softball. The weekend CrossFit Level 1 certification is likely inadequate, but the same can be said of weekend certifications for yoga, Pilates and even Olympic lifting. Many of the movements are contraindicated, especially for beginners, but have you ever seen a beginning yoga participant, or even someone trying to squat for the first time in a group fitness class? Everyone has to start somewhere.

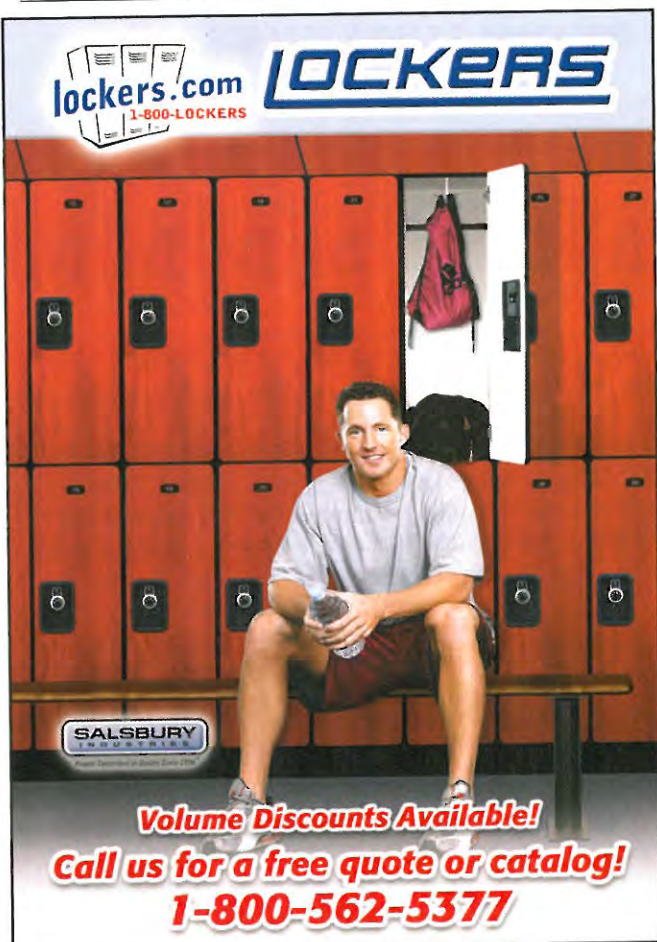
If you feel threatened and/or annoyed by CrossFit, take away the best of what it offers. If you are a personal trainer and afraid you might lose clients to the local box, ask yourself what you are doing to get your clients as excited as those CrossFitters who are luring your clients away. If you are a gym owner, ask yourself what you are

doing to build community among your members.

And if you are an exercise physiology purest who is dissuading people from CrossFit, ask yourself if you are just as annoyed by other less-than-ideal forms of working out, or is CrossFit just especially bothersome because you didn't think of it first. @

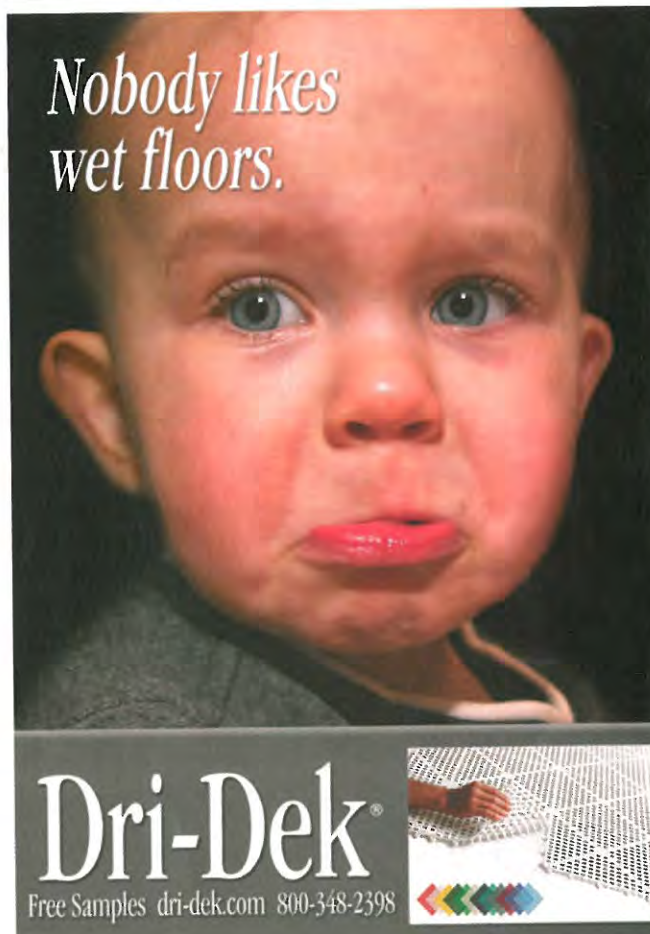
"Stringing together a bunch of existing movements is **not rocket science**. On the other hand, there is something unique there."

*Rob Bishop (rob@elevationshealthclub.com)  
and Barry Klein are owners of Elevations  
Health Club in Scotrun, Pa.*



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# WHO BENEFITS?

## THE COLLEGE

**Instant expertise.** Aside from the work required for the university to go out and hire a staff of its own, UW Tacoma's Harlan Patterson says the level of experience the Y brings to the table made the university comfortable with its abilities. "Whether it's Zumba or the latest high-end training piece, that will change between now and when we open up. That's one of the things the Y does; they are constantly surveying the people in their spaces to see what programs are working or what new ideas people would like to see brought in."

**Reduced operational cost.** On its own, a college might not be able to afford to keep its recreation facility open and staffed the same hours as the YMCA can support; with the Y's help, it doesn't have to afford it at all. "It's a great opportunity to be able to build these facilities but takes off the onus of having to support them after they've been built," says Y representative Ronn McMahon.

## THE YMCA

**No building burden.** "All of our facilities are getting close to capacity, and we're always looking at ways we can expand or add facilities," says McMahon. UW Tacoma will take on the \$20 million cost to build the new facility, as well as be responsible for the maintenance of the exterior and surrounding land.

**Increased membership base.** "We're very excited to have more members, obviously," says McMahon. The partnership with the university will give students not just access to the University Y, but all YMCA locations within a 30-mile radius, a strategy that could have a long-term payoff, McMahon hopes. "Even when you're not a student any more, hopefully you had such a great experience that you'll be a member for life."

**A new workforce.** "The Y will get to know our students and be able to tap into a workforce that can help it with its programming," says Patterson. "Ys tend to hire young professionals to help with outreach and staff their facilities."

## THE STUDENTS

**Better access.** Without a community partnership to boost the user base, smaller campuses wouldn't have the demand needed to justify a facility in the first place. For campuses that have the base to support a program, the added demand translates into added hours. Says Onondaga Community College athletic director Rob Edson, "When we ran our own operations, it was limited hours, not open on the weekends, not open during the summer." UW Tacoma, largely a commuter campus, goes even further to provide access for its students. "They'll also get membership to all the other Ys in the Sound area," says Patterson. "Most of our students commute from within about a 30-mile radius, and there are other Y facilities sprinkled throughout that area."

**Better programs.** "We survey our members every month so that we're always in tune with what they're wanting," says McMahon. "With the student branch, the programs will be different but we will run it with the same idea of listening to the members and basing the program on their needs."

**Networking.** "The students like it because they can work out next to the mayor," says Y rep George Scobas. The melding of user bases offers students exposure to real-world experience and serves as a potential stepping-stone to a post-college career.

## YMCA MEMBERS

**Networking.** It's not just the students that stand to benefit from the relationships that form at the fitness center. "Our folks get to meet some of the students and help them with internships and things like that," says Scobas.

**More program options.** The larger user base, especially the addition of younger, more active members, can translate into opportunities to participate in programs that simply weren't an option due to lack of interest, such as basketball leagues or pickup soccer games. "We've run intramurals at our other facility for the university," says McMahon. "It's been primarily the students, but we haven't said it's exclusive to students. Sometimes others join in, and that adds to the experience for everybody."



## Schooled in the Way of the Y

her from her previous experience working with Arizona State University's downtown campus and partnering with the local Y. "The partnership started in 2006, when ASU built a campus downtown," says George Scobas, CEO of the Valley of the Sun YMCA in Phoenix, which owns and operates YMCAs on a handful of college campuses in the area. "At that point, enrollment was about 2,000 or 3,000 students, and they asked if the Y would be their recreation center."

The Lincoln Family Downtown YMCA welcomed the students, but as enrollment expanded to nearly 20,000, the need for ASU's own facility became apparent. The university-owned and -operated **Y@ASU** officially opens next month, and with it comes a physical as well as operational link to the YMCA. "They're connected," says Scobas. "We've taken our building here and attached an additional building with a breezeway between the two. YMCA members can go to ASU's rec center and students can go to the Y."

While some higher-demand functions, such as fitness equipment and spinning rooms can be found on both sides, others are unique. "We have handball courts and a free-weight area, they have the jogging track," Scobas explains.



### The Y@ASU

**Location:** Phoenix, Ariz.

**Opening:** October 2013

**Owned by:** Arizona State University  
(Connected to Lincoln YMCA via breezeway)


**Managed by:** ASU (Programming complements YMCA's offerings)


RENDERING COURTESY OF VALLEY OF THE SUN YMCA

"We have an indoor pool, they have a rooftop pool."


Across the country in New York, Onondaga Community College is going on its third year partnering with the YMCA of Greater Syracuse on operations of the **Southwest YMCA**. "It has been a work in progress," admits OCC athletic director Rob Edson. "Nobody's ever done this before; there wasn't a roadmap that we could follow. There wasn't anybody that we could call and say, 'Hey how did you handle this aspect?' even from the Y's perspective."

The relationship looks a bit different everywhere. The University Y in Tacoma will essentially be a fitness center with a special area set aside for student services and student government, built by the school and run by the Y. At OCC, the partnership built off of the college's existing facilities and incorporates not just fitness areas, but a gym, an arena, a track, classroom spaces and an outdoor recreational field. The breakdown of responsibilities






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## Southwest YMCA at Onondaga Community College

**Location:** Syracuse, N.Y.

**Opened:** January 2012

**Owned by:** Onondaga Community College

**Managed by:** YMCA of Greater Syracuse (SRC Arena & Events Center operated by OCC)

remains nearly identical in both cases. As Edson explains, "The college has hired the YMCA to manage the operations for a series of health and wellness initiatives. We handle the operational aspects of the arena and the facility. The Y is operating the programs."

However a partnership unfolds, the devil is in the details, says McMahon. "One of the things about these collaborations is that at a very high level, they all make perfect sense — we say the university will benefit, the students will benefit, the Y will benefit — but when you work through partnerships, it's the details and the contracts and all the different entities making it all work."

### A BALANCING ACT

For all the work they've done already, UW Tacoma and the YMCA understand that the process won't end when the doors open. "We have an advisory committee that will be

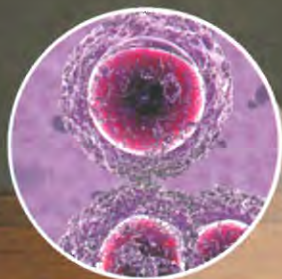
## Schooled in the Way of the Y

Programming & Operations

students and Y representatives sitting down annually and reviewing what the program includes," says Patterson. "These programs evolve and change, so we don't really know what we're going to want to be there 10 years from now; some of them might not have been invented yet."

It's that focus on communication and willingness to change that Edson credits with the success of the partnership at Onondaga. "Every year, you can almost make the argument that half of your student population is new," he says. "We have to communicate to them what we're doing, why we're doing it and how we're doing it. This is a facility that hosts academic classes, athletic events, health and wellness activities and shows. Trying to be as efficient as we possibly can so that we're programming to all of those populations has required a lot more attention and communication than just publishing a schedule."

Balancing the two populations served has been more of a challenge than the two entities originally imagined. While students and YMCA members may be seeking the same benefits from a trip to the fitness facility, that doesn't necessarily mean they want to share the same space while they're there. "Frankly, sometimes students weren't comfortable with having a group of younger children in



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## Programming & Operations

there, and parents weren't really comfortable with a group of college students," says Edson.

In a move that may seem counterintuitive in light of its focus on students, the Southwest YMCA instituted a concept of family time, setting aside a window of time four days a week specifically for public use of the fitness center. By giving families a specific time to work out together, though, their presence during other times is lessened.

On the flip side, programming intended to serve just one group or the other, like student intramurals, are finding better success by teaming up. "We have some activities, like our badminton groups, that have merged," says Edson. "We're trying to find out if there are other areas where we can create synergies and whether it makes sense to create those synergies."

Though the partnership at Onondaga is entering its third year, Edson says it still feels like the startup phase. "It's been a successful partnership thus far, but there's still a lot of room to grow," he says. "Every semester brings new challenges and a new perspective. It's an opportunity for us to continually improve and stay on our toes."

Once the two entities have mastered — or at least become more confident — in their operational partnership, Edson anticipates the payoff will continue to increase, bringing more opportunities for both students and YMCA members — opportunities neither entity could have offered alone.

It's the same potential payoff driving the hard work going on at UW Tacoma. "The idea of public-private partnerships is happening across the country," says McMahon. "With the university, it might still be a little unique. Just be open to the possibilities and keep your eye on how it's going to benefit the students and the community, not the model you already know." @

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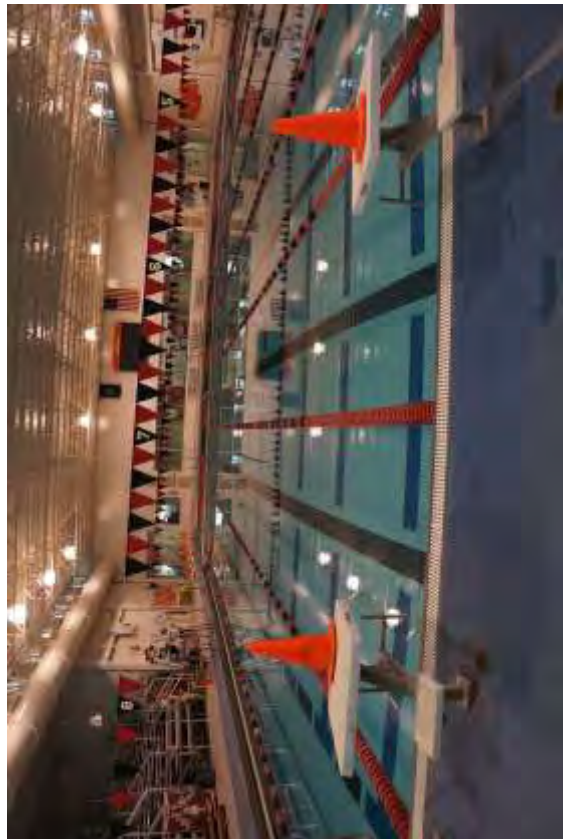
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# APPENDIX X



## Graham Aquatic Center – York YMCA, PA



## **MEMORIALS AND STATUES**

### *Veterans Memorial Place - Memorial View Court*

Dedicated on Independence Day in 2012 and intended as a memorial to all veterans, Veterans Memorial Place is designed as a star, with the five points and accompanying flags representing the Army, Air Force, Navy, Marines, and Coast Guard. The American flag, State of Minnesota flag, and POW-MIA flag are featured prominently in the center. Paver blocks throughout the memorial may be engraved with names of veterans.

### *“Winter Warrior”, 100 E. Main Street*

Unveiled on December 26, 1987 near the site of the 1862 hanging of 38 Dakota Indians by the Federal Government, the Winter Warrior statue was carved by Tom Miller and inspired by the 1987 “Year of Reconciliation” as proclaimed by Governor Rudy Perpich. The Winter Warrior stands six feet tall and weighs two tons.

### *One Bright Star, Corner of East Main Street and Victory Drive*

Constructed in the spring of 2003 to serve as a memorial to those families that have lost a child and a place for them to gather and remember, the One Bright Star monument includes a 30 foot fountain and a reflection pool. The memorial was constructed on donated City land within Erlandson Park, and funded through donations of local businesses, labor groups, and individual donors.

### *“Boy in Blue”, Lincoln Park, bordered by Broad Street, Lincoln Street, and Grove Streets*

The site of a former bronze monument of a Civil War private soldier which was dedicated on Memorial Day in 1893 and later removed in 1922 due to falling into disrepair, this site is being reestablished with a new “Boy in Blue” monument as of winter 2013. Private fundraising efforts are underway to erect a new statue and fountain memorial in honor of the 707 Blue Earth County citizen soldiers who volunteered to serve in 1861-1865 during the Civil War. Construction of the base and pool were completed in 2013, with the goal of completion of the project by 2015 to commemorate the 150<sup>th</sup> anniversary of the Civil War.

*Reconciliation Park, 100 North Riverfront Drive*

Reconciliation Park was established on September 19, 1997 to reflect on and remember the largest mass execution in United States, in which 38 Dakota Indians were hanged by the Federal Government during the U.S. ó Dakota Conflict of 1862. The buffalo sculpture was created by Tom Miller from a 67-ton block of local Kasota limestone, and is surrounded by prairie grasses and native flowers. The sculpture symbolizes the spiritual survival of the Dakota People and honors the Dakota heritage of the Mankato area. Later installed and dedicated in 2012, memorial scrolls feature poems written to reflect reconciliation, as well as the names of the 38 Dakota who were executed.

*Blue Earth – Nicollet Counties Vietnam Veterans Memorial – Stoltzman Road, north of Rasmussen Woods Road*

Dedicated to all who served and those who died during the Vietnam War, the Blue Earth ó Nicollet Counties Vietnam Veterans Memorial was dedicated on Veterans Day (November 11<sup>th</sup>) in 1988. The memorial depicts a United States flag bursting from a rock and the base 29 names are included on the memorial, each on a large aluminum dog tag which surround the base of the memorial.

*The First Mahkato Memorial Wacipi Memorial Marker – Amos Owen Lane, North of South Riverfront Drive, Located in the Mahkato Land of Memories Park*

Erected in 2008, this memorial honors those Dakota who created the First Mahkato Wacipi in 1972. The Wacipi is to remember the thirty-eight Dakota executed in Mankato in 1862 and to create a spirit of reconciliation between the people of Mankato and the Dakota people. Beginning in 1972, every September, Native Americans from a number of tribes gather in Mankato;s Land of Memories Park, where the Dakota people held many ceremonies and gatherings before the 1862 U.S./Dakota warriors who were executed in Mankato in 1862. The traditional memorial Pow-Wow, has been held in Mankato since 1972. It always takes place over the third weekend of September.

*“Frozen Chosin”, Korean War Memorial – 100 E. Main Street*

Sculpted by Tom Miller (who also created the öWinter Warriorö sculpture), this Kasota stone monument to those who served in the Korean War is claimed to be the first memorial in Minnesota which features the names of the Minnesotans who lost their lives in the Korean War. The names are featured on three bronze plaques on the sides of the sculpture. The memorial was



donated by the Frozen Chosin Chapter of the Korean War Veterans Association and was dedicated in 1989.